

Rocket Close, LLC
File No. **MD-103603**
Tax ID # 01-02-1758-056
Underwriter: **First American Title Insurance Company**

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,687.50
TOTAL \$1,747.50
XAC KMW
Apr 17, 2026 10:35 am

This Deed made this 31st day of March, 2026 by and between Yang Hu, party of the first part, Grantor; and Joseph R. Kerney, a single person, party of the second part, Grantee.

- **Witnesseth** -

That for and in consideration of the sum of SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$675,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Joseph R. Kerney, a single person, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

All the following real property:

ALL THAT PARCEL OF GROUND SITUATE IN BALTIMORE CITY, MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: BEGINNING FOR THE SAME ON THE SOUTH SIDE OF PRATT STREET AT A DISTANCE 44 FEET EASTERLY FROM THE SOUTHEAST CORNER OR INTERSECTION OF PRATT STREET AND COLLINGTON AVENUE; AND RUNNING THENCE EASTERLY BINDING ON THE SOUTH SIDE OF PRATT STREET 17 FEET; THENCE SOUTHERLY AND PARALLEL WITH COLLINGTON AVENUE 125 FEET TO THE NORTH SIDE OF AN ALLEY 10 FEET WIDE; THENCE RUNNING WESTERLY PARALLEL WITH PRATT STREET AND BINDING ON THE NORTH SIDE OF SAID 10 FOOT ALLEY WITH THE RIGHT AND PRIVILEGE OF USING SAID ALLEY IN COMMON WITH THE OWNERS AND OCCUPIERS OF THE OTHER GROUND THEREON, 17 FEET TO THE END OF THE SECOND LINE OF THE LOT HERETOFORE LEASED TO WILLIAM H. ROWE ADJOINING THIS LOT ON THE WEST; THENCE RUNNING NORTHERLY PARALLEL WITH COLLINGTON AVENUE REVERSING SAID SECOND LINE AND BINDING THEREON 125 FEET TO THE PLACE OF BEGINNING.

THE IMPROVEMENTS THEREON BEING KNOWN AS 2205 EAST PRATT STREET.

Parcel: 01-02-1758-056

YANG HU, AN UNMARRIED MAN

Being the same property which by deed dated April 22, 2015, and recorded among the Land Records of Baltimore City County, Maryland on May 6, 2015, in Liber 17131, in Folio 408, was granted and conveyed by LAWRENCE FISHMAN AND MARIANNE FISHMAN, AS TENANTS BY THE ENTIRETIES unto YANG HU, AN UNMARRIED MAN.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Joseph R. Kerney, a single person, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.