

Home First Title Group, LLC
File No. HF-26-5481
Tax ID #: 021590 009

This Deed, made this 17 day of July, 2026, by and between Jemima Laurent, GRANTOR, and Blessing Ejemen Iniomon, GRANTEE.

- Witnesseth -

That in consideration of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as sole owner, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Beginning for the same on the East side of Patterson Park Avenue, in Baltimore, Maryland, at the distance of one hundred twelve feet (112') Northerly from the corner formed by the intersection on the East side of Patterson Park Avenue and the North side of Ashland Ave., which place of beginning is designated to be at the center of the partition wall there being and running thence Northerly bounding on the East side of Patterson Park Avenue fourteen feet (14') to the center of the partition wall there being thence Easterly and passing through the center of the last mentioned partition wall and continuing the same course in all seventy-five feet (75') in the West side of a Ten foot (10') alley situate, thence Southerly bounding on the West side of said alley with the use thereof in common with others.

The improvements thereon being known as 917 North Patterson Park Avenue Baltimore MD 21205

Tax ID# 07-02-1590-009

And BEING the same property which by deed dated May 21, 2021 and recorded among the Land Records of Baltimore City, Maryland on January 13, 2022, in Liber 24134, at folio 235, was granted and conveyed by 9 HUT, LLC unto Jemima Laurent, a single woman.

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 Blessing Ejemen Iniomon, as sole owner, in fee simple.