BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28562 p.0290 MSA_CE_164_37719. Date available 12/1/2025. Printed 7/31/2026.

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

11/21/25 (Date) 26002916 (Transaction #) $530.00 (Amount)

BOOK: 28562 PAGE: 290

1/2

Authorized Signature

Pursuant to TP13-207c. Transfer and Recordation taxes are calculated on $75,000.00 (1/2 the consideration) which is Buyer's ½ of the Sales Price. Seller's ½ is exempt.

Consideration $150,000.00
TAX ID: #BLOCK: 2475 LOT: 055
File: #T-218346

This deed is exempt from income tax withholding pursuant to Maryland Code Tax-General, Sections 10-912(a)(7)(ii)(1), 10-912(a)(7)(ii)(2) and 10-912(d)(3)(i), and COMAR 03-04-12.03B(5)(a). Fannie Mae a/k/a Federal National Mortgage Association is exempt from Real Property Taxation pursuant to Code 12 USC 1723(a)(c)(2)
Title Insurer: First American Title Insurance Company
REO# A220BK8

SPECIAL WARRANTY LEASEHOLD ASSIGNMENT

THIS DEED OF ASSIGNMENT, made this 10th day of October, 2025, by and between **FANNIE MAE, A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION,** a federally chartered corporation organized and existing under the laws of the United States of America, whose Post Office Address is P.O. Box 650043, Dallas, TX 75265-0043, Lessor, **TRACY BRAZIER**, Grantee, purchasing property known as 605 NORTH ROSEDALE STREET, BALTIMORE, MD 21216

WITNESSETH, that in consideration of the sum of **ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($150,000.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lessor does grant and assign unto **TRACY BRAZIER**, the Grantee, his/her/their successors and assigns, the LEASEHOLD interest, **AS Sole Owner,** all of that certain lot, piece or parcel of real property, together with all rights of way, easements, improvements, buildings and appurtenances, thereunto belonging, lying and being in the **CITY OF BALTIMORE, STATE OF MARYLAND**, described as follows to wit:

ALL THAT LOT OF GROUND SITUATE IN THE CITY OF BALTIMORE, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

BEGINNING FOR THE SAME ON THE EAST SIDE OF ROSEDALE STREET, AT THE DISTANCE OF 37 FEET 3 INCHES NORTHERLY FROM THE NORTHEAST CORNER OF ROSEDALE STREET AND EDMONDSON AVENUE, SAID POINT OF BEGINNING BEING INTENDED TO BE AT A POINT IN A LINE WITH THE CENTER OF THE PARTITION WAIL THERE ERECTED AND RUNNING THENCE NORTHERLY BINDING ON THE EAST SIDE OF ROSEDALE STREET 14 FEET 6 INCHES TO A POINT IN A LINE WITH THE CENTER OF THE PARTITION WALL THERE ERECTED, THENCE EASTERLY PARALLEL WITH EDMONDSON AVENUE AND PASSING THROUGH THE CENTER OF THE PARTITION WALL THERE ERECTED, AND CONTINUING THE SAME COURSE IN ALL 103 FEET 8 INCHES TO THE WEST WIDE OF AN ALLEY 10 FEET WIDE THERE SITUATE, THENCE SOUTHERLY BINDING ON THE WEST SIDE OF SAID ALLEY WITH THE USE THEREOF IN COMMON 14 FEET 6 INCHES TO

...ases for which assessments have been
Received have been paid as of this date
10/24/25
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
11/21/25 (Date) 4465916 (Cash Slip #) $795.00 (Amount)
Authorized Signature

INTERSECT A LINE DRAWN EASTERLY FROM THE PLACE OF BEGINNING THROUGH THE CENTER OF THE PARTITION WALL FIRST MENTIONED TO THIS DESCRIPTION; THENCE WESTERLY REVERSING SAID LINE SO DRAWN AND BINDING THEREOF 133 FEET 8 INCHES TO THE PLACE OF BEGINNING . BEING KNOWN AS 605 N. ROSEDALE STREET.

2475-B

PARCEL ID: 16-21-2475-055

And Being The Same Property Conveyed To The Grantors By Trustee's Deed Dated 2/28/2024 And Recorded 3/7/2024 As Book 26697 at Page 418 From Diane S. Rosenberg and Mark D. Meyer, Substitute Trustees, Grantor To Fannie Mae A/K/A Federal National Mortgage Association, Grantee

Also Known As 605 NORTH ROSEDALE STREET, BALTIMORE, MD 21216

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 assigned, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **TRACY BRAZIER**, his/her/their successors and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of $96.00 payable half-yearly on the 13th days of March and November in each and every year.

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

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IN WITNESS WHEREOF, the Grantor, **FANNIE MAE, A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION** has on this 10th day of October ,2025 caused these presents to be signed by FIRST TITLE & ESCROW, INC., its Attorney in Fact, pursuant to that certain Power of Attorney recorded 3/21/2023 in Book 25722 and Page 350 among the Land Records of the **CITY OF BALTIMORE**, MARYLAND. The undersigned Attorney in Fact has no actual knowledge or notice of the revocation or termination of the aforementioned Power of Attorney.

FANNIE MAE A/KA/ FEDERAL NATIONAL MORTGAGE ASSOCIATION
BY: FIRST TITLE & ESCROW, INC., ATTORNEY-IN-FACT

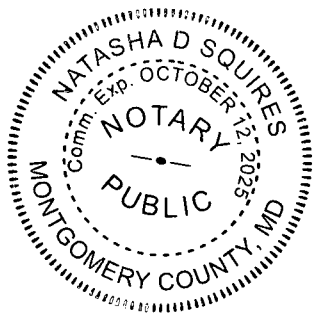
BY: Cristina Owens-Bey
Name: Cristina Owens-Bey
Title: Authorized Agent

STATE OF MARYLAND
COUNTY OF MONTGOMERY

I, Natasha Squires, a Notary Public in and for the jurisdiction aforesaid, do hereby certify and acknowledge that on this 10th day of October ,2025 Cristina Owens-Bey , authorized agent on behalf of First Title & Escrow, Inc., attorney-in-fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally well known to me as the person named in capacity to execute the foregoing and annexed deed, bearing date on the 10th day of October ,2025 personally appeared before me in the said jurisdiction and by virtue of the power vested in him/her acknowledged the same to be the act and deed of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION.

Notary Public: Natasha Squires
My Commission Expires: 10-12-2025

GRANTEE ADDRESS: **605 NORTH ROSEDALE STREET, BALTIMORE, MD 21216**



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THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Stephen J. Papermaster, Esq.

RETURN TO:
First Title & Escrow, Inc.
1700 Rockville Pike, Suite 440
Rockville, MD 20852

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File No. T-218346-25

OWNER OCCUPANCY AFFIDAVIT

Tracy Brazier, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

As to All

Tracy Brazier (SEAL)

(SEAL)

STATE OF MARYLAND, HARFORD Co., to wit:

I HEREBY CERTIFY, that on this 10th day of October, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tracy Brazier, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 4/28/2027

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2475-B RB

LR - Assignment wTax
Rec Fee 20.00
Name: FANNIE MAE/TRACY BRAZIER
Ref: 605 N. ROSEDALE
LR - Assignment
Surcharge 40.00
LR - State Transfer Tax 375.00
==========
SubTotal): 435.00
==========
Total: 495.00
11/25/2025 11:47
CC24-KRW
#1930137 2 CC0801 -
Baltimore City
Mitchell/CC08.01.13 -
Register 13

40
20
475
3