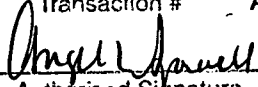


Dulaney Title & Escrow, LLC
File No. 25-P-127
Tax ID# 01-02-1757-033

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections
Recordation Tax Paid

10/9/25	26021915	\$ 2280.00
Date	Transaction #	Amount
 Authorized Signature		

This Deed, made this 10th day of September, 2025, by and between

One House At A Time, Inc., Receiver, party of the first part, GRANTOR;

and

Olana Sambo, party of the second part, GRANTEE.

Whereas, by Order of the District Court of Maryland for Baltimore City, dated March 5th, 2025, in case number D-01-CV-24-019013 attached hereto as Exhibit A and made a part hereof (hereinafter the "Order"), after due notice to the record owner, secured parties, those holding an interest in the properties, One House At A Time, Inc. Maryland corporation was appointed a Vacant Building Receiver (hereinafter the "Receiver") for the property known as 246 S. Collington Avenue Baltimore MD 21231 (hereinafter "Property"), and

Whereas, the Receiver, pursuant to Baltimore City Building Fire and Related Codes (2007) Section 121, et seq., and the powers contained in the said Order, held a public auction of the sale of the Property, and

Whereas, Olana Sambo, was the successful bidder at said auction; and

Whereas, the sale was reported on or about May 8th, 2025, and notices were mailed in compliance with the judicial sale; and

Whereas, there was no exceptions filed by the record owners, secured parties and/or any other person or entity with, or claiming, an interest in the Property and was ratified on June 23rd, 2025 by the District Court. A true and accurate copy of the Order of Ratification is attached hereto as Exhibit B.

Whereas, pursuant to Baltimore City Building, Fire and Related Codes (2007) Section 121.14, the Receiver is authorized by law to convey the Property free and clear of all encumbrances.

- **Witnesseth** -

That in consideration of the sum of TWO HUNDRED FIFTY THOUSAND DOLLARS 00/100 (\$250,000.00), the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Olana Sambo, 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:

Beginning for the same on the West side of Collington Avenue at the distance of twenty-eight feet Northerly from Gough Street and running thence Northerly binding on the West side of Collington Avenue thirteen feet; thence Westerly parallel with Gough Street seventy-four feet to a three foot alley there situate to be used in common with others; thence Southerly on the East side of said alley thirteen feet; thence Easterly by a straight line seventy-four feet to the West side of Collington Avenue to the place of beginning.

The improvements thereon being known as No. 246 S. Collington Avenue. - 1757

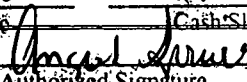
Tax ID# 01-02-1757-033

BEING THE SAME property which, by Deed dated March 14, 2000, and recorded among the Land Records of the City of Baltimore, State of Maryland, in Liber No. 274, folio 252, was granted and conveyed by Frank Danielak and Lillian Danielak unto Michael R. Gherna.

All taxes for which assessments have been
Received have been paid as of this date

Sept 26, 2025
Director of Finance of Baltimore City By

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid

10/9/25	444520	\$ 3750.00
Date	Cash Slip #	Amount
 Authorized Signature		