

Tax ID Nos. 21-12-0858-035, 25-01-7654H-133, 27-24-5387-758, 26-23-5724-082, 27-10-5261-001E and 26-26-6068-089

NO TITLE EXAM
NO TITLE INSURANCE

This is a no consideration transfer between 2 or more subsidiary business entities exempt from Transfer and Recordation Taxes under Sections 12-108(p)(2)(i) and 13-207(a)(9) of the Tax Property Article of the Annotated Code of Maryland.

This Deed, made this 23rd day of October, 2024 by and between Dominion Properties, LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Gunpowder Realty, LLC, a Delaware Limited Liability Company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of of the sum of NO ACTUAL CONSIDERATION (\$0.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and assign to the said Grantee, its successors 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:

BEGINNING FOR THE FIRST on the north side of West Hamburg Street at a point distant Westerly 48 feet from the corner formed by the intersection of the West side of Sterrett Street, formerly Sterrett Alley and the north side of Hamburg Street, said point being also the center line of a 9 inch partition wall there erected between the house on the Lot now being described and the house on the Lot adjacent thereto to the east and being also at the end of the first line of the land which by Deed dated April 19, 1944, and recorded among the Land Records of Baltimore City in Liber M.L.P. No. 6585, folio 361, was conveyed to Mary E. Lam to Straw Man, Inc., and running thence and binding on the north side of Hamburg Street 1 foot to the end of the fourth line of the land which by Deed dated May 16, 1936, and recorded among the Land Records of Baltimore City in Liber S.C.L. No. 5624, folio 525, was conveyed by Harry A. Dolle and wife to Antonio Rifici and wife, thence northerly 73 feet 3 inches and binding reversely on part of the fourth line of the conveyance from Dolle to Rifici, thence easterly for a division and parallel to Hamburg Street 15 feet to a point in Line with the aforesaid 9 inch partition wall and to intersect the second line of the conveyance from Lam to Straw Man, Inc., thence southerly binding reversely thereon 73 feet 3 inches to the place of beginning.

For informational purposes only:

THE IMPROVEMENTS thereon being known as No. 754 W. Hamburg Street, Baltimore, Maryland 21230.

Tax ID No. 21-12-0858-035

BEING the same property which by Deed dated March 28, 2024 and recorded among the Land Records of Baltimore City in Liber XAC No. 26905, folio 143, was granted and conveyed by Robert A. Jones, Sole Acting Substitute Trustee unto Dominion Properties, LLC.

BEGINNING FOR THE SECOND on the northeast side of Grantley Street as laid out fifty feet wide at the distance of two hundred seventy feet measured northwesterly along the northeast side of Grantley Street from the northwest

For informational purposes only:

THE IMPROVEMENTS thereon being known as No. 1231 S. Grantley, Baltimore Maryland 21229.

Tax ID No. 25-01-7654H-133

BEING the same property which by Substitute Trustee's Deed dated April 26, 2024 and recorded among the Land Records of Baltimore City in Liber XAC No. 26994, folio 492, was granted and conveyed by Richard E. Solomon, et al, Substitute Trustees unto Dominion Properties, LLC, a Maryland Limited Liability Company.

BEGINNING FOR THE THIRD at a point on the south side of Winford Road distant 418.6 feet east from the intersection of said south side of Winford Road and the east side of Hillen Road 60 feet wide said point of beginning at the intersection of said south side of Winford Road and a line drawn north through the center of the partition wall between the building erected on the lot now being described and that on the lot next adjacent to the west and running thence east binding on the south side of Winford Road by a line curving to the right with a 1007.04 foot radius and distance of 20.01 feet to intersect a line drawn north through the center of the partition wall between the building erected on the lot now being described and that on the lot next adjacent to the east thence south side of a 16 foot alley there situate thence west binding on the north side of said alley with the use thereof in common with others by a line curving to the left with a 902.04 foot radius the distance of 20.01 feet to intersect a line drawn south from the place of beginning through the center of the first mentioned partition wall thence north reversing said last mentioned line so drawn and binding thereon 105.05 feet to the place of beginning.

For informational purposes only:

THE IMPROVEMENTS thereon being known as No. 1905 Winford Road, Baltimore, MD 21239.

Tax ID No. 27-24-5387-758

BEING the same property which by Deed dated June 21, 2024 and recorded among the Land Records of Baltimore City, was granted and conveyed by Susan Mae Gibbs, known of record as Susan Gibbs, by and through Terry G. Williams and Tracey S. Williams, her Attorney-in-Fact unto Dominion Properties, LLC, a Maryland Limited Liability Company.

BEGINNING FOR THE FOURTH at fifty feet (50') from the southernmost corner of Parkmont Avenue and Cedonia Avenue and running thence easterly bounding on the southerly side of Parkmont Avenue fifty feet (50') to the westernmost side of a three foot (3') alley there situate, thence southerly bounding on the westernmost side of said alley, with the use thereof in common, one hundred fifty feet (150') to the northernmost side of an alley, there situate, thence westerly bounding on the northernmost side of said last mentioned alley, with the use of same in common, fifty feet (50') to the eastern side of Lot #13 and thence northerly bounding on the easternmost side of Lot #14 was laid out on a Plat of Plumer Heights, said plat being recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 8 and also among the Land Records of Baltimore City in Plat Book S.C.L. No. 4, folio 8.

For informational purposes only:

THE IMPROVEMENTS thereon being known as No. 4503 Parkmont Avenue, Baltimore, Maryland 21206.

Tax ID No. 26-23-5724-082

Commission North 3° 43 minutes 10 seconds West 35 feet, thence leaving Purdue Avenue and running North 86° 16 minutes 50 seconds East 99.50 feet to the west side of a 16 foot alley there laid out, thence binding on the west side of said alley, with the use thereof in common, South 3° 43 minutes 10 seconds East 35 feet to the point in line with the center line of the partition wall herein referred to, and thence to and through the center of said party wall South 86° degrees 16 minutes 50 seconds West 99.50 feet to the place of beginning.

For informational purposes only:

THE IMPROVEMENTS thereon being known as No. 5611 Purdue Avenue, Baltimore, Maryland 21239.

Tax ID No. 27-10-5261-001E

BEING the same property which by Deed dated July 20, 2024 and recorded among the Land Records of Baltimore City in Liber XAC No. 27196, folio 136, was granted and conveyed by Joseph S. Willis, Jr. and Kristy Willis unto Dominion Properties LLC, a Maryland Limited Liability Company.

BEGINNING FOR THE SIXTH on the northeast side of Denwood Avenue at the distance of 43 and 42/100ths feet southeasterly measured along the northeast side of Denwood Avenue from the southeast side of Claybury Avenue, which place of beginning is at a point in line with the center line of a partition wall there erected and running thence southeasterly binding on the northeast side of Denwood Avenue 18 feet to a point in line with the center line of another partition wall there erected, thence running northeasterly to, through and along the center of said last mentioned partition wall to the end thereof and continuing the same course in all 105 feet to the southwest side of an alley 16 feet wide there situate, thence running northwesterly binding on the southwest side of said alley with the use thereof in common with others 18 feet to meet a line drawn northeasterly from the place of beginning to, through and along the center line of the partition wall first above mentioned in this description, thence running southwesterly reversing said line so drawn and binding thereon 105 feet to the place of beginning.

For informational purposes:

THE IMPROVEMENTS thereon being known as No. 5702 Denwood Avenue, Baltimore, Maryland 21206.

Tax ID No. 26-26-6068-089

BEING the same property which by Substitute Trustee's Quit Claim Deed dated June 22, 2024 and recorded among the Land Records of Baltimore City in Liber XAC No. 27307, folio 268, was granted and conveyed by Jeremy K. Fishman, et al, Substitute Trustees unto Dominion Properties, LLC, a Maryland Limited Liability Company.

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 Gunpowder Realty, LLC, a Delaware Limited Liability Company, its assigns, the survivor of it and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenant

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS

Dominion Properties, LLC, a Maryland Limited Liability Company

By: Victoria Elizabeth Robinson (SEAL)
Victoria Elizabeth Robinson, Authorized Signatory

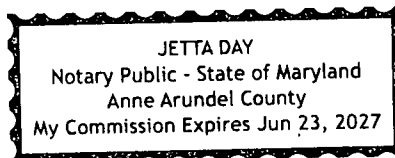
STATE OF MARYLAND
CITY OF BALTIMORE

On this 23 day of October, 2024, before me, the undersigned officer, personally appeared Victoria Elizabeth Robinson, Authorized Signatory of Dominion Properties, LLC, a Limited Liability Company, and that she, as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as Authorized Signatory.

In witness thereof I hereunto set my hand and official seal.

Jetta Day
Signature of notary public

Notary Public
My Commission Expires June 23, 2027



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

David Silverman (SEAL)
David Silverman, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Gunpowder Realty, LLC
1029 N. Calvert Street
Baltimore, MD 21202

1028

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LR - Deed (No-Taxes) 20.00
Recording Fee
Name: DOMINION
PROPERTIES
LLC/GUNPOWDER REALTY
Ref: 754 W HAMBURG ST,
ECT
LR - Deed (No-Taxes) 40.00
Surcharge
SubTotal: 60.00
Total: 120.00
01/09/2025 12:07
CC24-K1W
#18635469 CC0801 -
Baltimore City
Mitchell/CC08.01.07 -
Register 07