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Owings Mills, MD 21117
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May 5, 2025

Adam N. Jimenez and Lucero Huayhua
1101 West 42nd Street, Baltimore, MD 21211

Re: Loan No.: **1024501251**
 Property: **1101 West 42nd Street, Baltimore, MD 21211**
 Our File No.: **25-19672**
 Closing Date: **April 11, 2025**

To Whom It May Concern:

Enclosed please find the recorded deed in reference to the property cited above.
Should you have any questions, please do not hesitate to contact us directly.

Thank you,

The Post Closing Department

Terrain Title & Escrow Company
 File No. 25-19672
 Tax ID # 13-02-3590A-013

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$2,390.00
 04-21-2025 ABL

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$3,915.00
 04-21-2025 ABL

This Assignment, made this **11** day of April, 2025, by and between Mark A. Tracey,
 GRANTOR, and Adam N. Jimenez and Lucero Huayhua, GRANTEES.

All taxes for which assessments
 have been Received have been
 Paid as of 04-21-2025 ABL
 Director of Finance
 Baltimore City

- Witnesseth -

That in consideration of the sum of TWO HUNDRED SIXTY ONE THOUSAND AND 00/100 (\$261,000.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and assign to the said Grantee, Adam N. Jimenez and Lucero Huayhua, as Tenants by the Entirety, their personal representatives and assigns, the LEASEHOLD interest in all that lot of ground situate in the Baltimore City, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at the corner formed by the intersection of the Southeast side of 42nd Street with the Southwest side of Hickory Avenue and running thence Southwesterly binding on the Southeast side of 42nd Street 19 feet 6 inches to a point in line with the center of a partition wall there situate; thence Southeasterly parallel with Hickory Avenue and passing through the center of said partition wall 79 feet 6 inches to the Northwest side of a 10 foot alley there situate; thence Northeasterly parallel with 42nd Street and binding on the Northeast side of said 10 foot alley with the use thereof in common 19 feet 6 inches to the Southwest side of Hickory Avenue and thence Northwesterly binding on the Southwest side of Hickory Avenue 79 feet 6 inches to the place of beginning.

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$652.50
 TOTAL \$712.50
 XAC DB
 Apr 25, 2025 03:28 pm

The improvements thereon being known as 1101 West 42nd Street.

Being the same property which by assignment dated November 21, 2012, and recorded among the Land Records of Baltimore City, Maryland on December 12, 2012, in Liber 14789, in Folio 373, was granted and assigned by Patrick Tracey unto Mark A. Tracey

By the execution of this Assignment, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Grantee(s), 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 semi-annually on the 26th days of June and December in each and every year.

And the Grantor hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.