

After Recording, Return To:
New Beginning Rentals, LLC
82 Nassau St, #61529
New York, NY 10038

LAKESIDE TITLE COMPANY

File No. MD76067-GR
Tax ID # 09-01-3903A-021
Insurer: First American Title Insurance Company
Property Address: 3802 Old York Road, Baltimore, MD 21218

THIS DEED, made this 31st day of January, 2023, by and between CR of Maryland I, LLC, a limited liability company of the State of Maryland, GRANTOR, and New Beginning Rentals, LLC, a limited liability company of the State of Maryland, GRANTEE.

WITNESSETH, That for and in consideration of the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said New Beginning Rentals, LLC, its successors and/or assigns, in fee simple, all that certain lot of ground lying and being 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 OLD YORK ROAD AT A POINT DISTANT ONE HUNDRED AND NINETEEN FEET NORTH OF THE NORTH SIDE OF 38TH STREET WHICH POINT OF BEGINNING IS IN A LINE WITH THE CENTER OF A PARTITION WALL THERE ERECTED, AND RUNNING THENCE NORTHERLY BINDING ON THE WEST SIDE OF OLD YORK ROAD TWENTY FEET TO A POINT IN A LINE WITH THE CENTER OF A PARTITION WALL THERE ERECTED, THENCE WESTERLY TO AND THROUGH THE CENTER OF SAID LAST MENTIONED PARTITION WALL AND CONTINUING THE SAME COURSE IN ALL NINETY-SIX FEET SIX INCHES TO THE EAST SIDE OF A TEN FOOT ALLEY THERE SITUATED, THENCE SOUTHERLY BINDING ON THE EAST SIDE OF SAID TEN FOOT ALLEY WITH THE USE THEREOF IN COMMON TWENTY FEET TO A POINT IN A LINE WITH CENTER OF THE PARTITION WALL FIRST MENTIONED IN THIS, DESCRIPTION, THENCE EASTERLY TO AND THROUGH THE CENTER OF SAID LAST MENTIONED PARTITION WALL AND CONTINUING THE SAME COURSE IN ALL NINETY-SEVEN FEET FOUR AND ONE-HALF INCHES TO THE PLACE OF BEGINNING.

BEING that property which, by Deed dated April 12, 2022, and recorded among the Land Records of Baltimore City in Liber 24630 at folio 459, was granted and conveyed by Ronald Lee Travers, unto CR of Maryland I, LLC.
