

The Atlantic Title Group
File No. 26-637
Tax ID# 06-180-1732-044

This Deed, made this 30th day of July, 2026, by and between Jana Hunt, LLC, party of the first part, GRANTOR; and Agustin Alfonso Aguirre Herrera, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of FOUR HUNDRED FORTY NINE THOUSAND AND 00/100 (\$449,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Agustin Alfonso Aguirre Herrera, his personal representatives 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 second on the North side of Baltimore Street at the distance of 165 feet Easterly from the corner formed by the intersection of the North side of Baltimore Street and the East side of Ellwood Avenue; and running Thence Easterly binding on the North side of Baltimore Street 15 feet; Thence North parallel with Ellwood Avenue 80 feet to the center line of said alley 10 feet wide there situate; Thence Westerly binding on the center line of said ally, with the use thereof in common, and parallel with Baltimore Street 15 feet; and Thence Southerly Parallel with Ellwood Avenue 80 feet to the place of beginning.
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Being the same property which by deed dated May 28, 2025, and recorded among the Land Records of Baltimore City, Maryland on June 23, 2025, in Liber 28112, in Folio 424, was granted and conveyed by Matthew Alan Hunt unto Jana Hunt, 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 Agustin Alfonso Aguirre Herrera, in fee simple.

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

Deed - Corporate