

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$1,030.00
 TOTAL \$1,090.00
 XAC KMW
 Jun 25, 2026 03:43 pm

Tax ID No. 23-09-1021-003
 Cardinal Title Group, LLC
 File No. MD-26N-2377-SB

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$3,900.00
 06-18-2026 YR

This Deed of Assignment, made this 29th day of May, 2026, by and between **Brian Jones Make a Wish Properties, LLC**, a **Maryland Limited Liability Company**, Grantor, party of the first part; and **Derek Christopher O'Neill**, Grantee, party of the second part.

- Witnesseth -

That in consideration of the sum of FOUR HUNDRED TWELVE THOUSAND AND 00/100 (\$412,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor do grant and assign to the said Grantee, he Personal Representatives and assigns the LEASEHOLD interest in all that lot of ground situate in the County of Baltimore City, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST on the East side of Hanover Street at the distance of Twenty-eight (28) feet Two (2) inches from the Northeast corner of Hanover and Barney Street which place of beginning is designed to be in the center of the partition wall dividing the house erected on the lot now being described from the house erected on the lot adjoining on the South side and running thence North binding on the East side of Hanover Street Twelve (12) feet Two (2) inches to the center of another partition wall dividing the house erected on the lot now being described from the house erected on the lot adjoining on the North thence East passing through the center of the last mentioned wall to the end thereof and continuing the same course parallel to Barney Street Eighty-two (82) feet to an alley Five (5) feet wide thence South binding on said alley with the use thereof in common Twelve (12) feet Two (2) inches to intersect a line drawn East from the place of beginning through the center of the first mentioned wall and thence West reversing the line so drawn and binding thereon Eighty-two (82) feet to the place of beginning.

The property being known as: 1749 South Hanover Street, Baltimore, MD 21230

Tax ID No.: 23-09-1021-003

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$6,180.00
 06-18-2026 YR

All taxes for which assessments
 have been Received have been
 Paid as of 06-18-2026 YR
 Director of Finance
 Baltimore City