

After Recording Return to:
CLA Title & Escrow
9210 Corporate Boulevard, Suite 150,
Rockville, MD 20850

Property Address:
1004 East Preston Street
Baltimore, MD 21202
Tax ID # 09081145 003

Title Insurance: Fidelity National Title Insurance Company

This Deed, made this 22nd day of August, 2025 by and between E Rice Investments, LLC, party of the first part, Grantor; and Carlitos Ortiz Cruz, sole owner, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of FORTY NINE THOUSAND AND 00/100 DOLLARS (\$49,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Carlitos Ortiz Cruz, sole owner, his assigns, the survivor of him and the survivor's heirs, 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:

(SEE ATTACHED EXHIBIT A)

SUBJECT TO any and all covenants, easements, plat restrictions, agreements, and other restrictions of record.

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 Carlitos Ortiz Cruz, sole owner, his assigns, the survivor of him and the survivor's heirs, personal representatives and assigns, in fee simple.

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

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

E Rice Investments, LLC, a Maryland Limited Liability Company

By:  (SEAL)
Eugene Rice, Member

STATE OF MARYLAND
COUNTY OF BALTIMORE (or City of Baltimore)

On this 22nd day of August, 2025, before me, the undersigned officer, personally appeared Eugene Rice, Member of E Rice Investments, LLC, a Limited Liability Company, and that he/she/they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Member.

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


Signature of notary public

Notary Public
My Commission Expires: 11/29/2025

BRENDA LEIGH WELLS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 11/29/2025

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

Joel L. Steinberg, Esq. (SEAL)

EXHIBIT A

ALL that certain lot, parcel or tract of land, situate and lying in the City of Baltimore, State of Maryland, and being more particularly described as follows:

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 same on the north side of Preston Street 31 feet 8 inches easterly from the northeast corner of Preston Street and Ensor Streets and running thence easterly on the north side of Preston Street 15 feet 10 inches; thence northerly parallel to Ensor Street 80 feet to the south side of an alley 10 feet wide, with the use thereof in common; thence westerly on the south side of said alley 15 feet 10 inches and thence southerly by a straight line 80 feet to the place of beginning; the improvements thereon being known as No. 1004 E. Preston Street.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 1004 East Preston Street, Baltimore MD 21202
Tax ID: 09-08-1145-003

Being the same property which by deed dated December 20, 2013, and recorded among the Land Records of Baltimore City, Maryland on December 27, 2013, in Liber 15900, in Folio 265, was granted and conveyed by 2008 DRR-ETS LLC unto E Rice Investments LLC, a Maryland Limited Liability Company.