Kensington Realty Title, LLC
Tax ID No. 20-19-2243B-008
File No. 25-MD-15542
NO TITLE EXAMINATION/NO TITLE LIABILITY

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $15.00
04-15-2025 AA

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $18.00
04-15-2025 AA

Baltimore City Circuit Court
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $6.00
TOTAL $66.00
XAC CC
Apr 22, 2025 09:10 am

This Deed of Ground Rent Redemption, made this 7th day of April, 2025 by and between **Saint Lukes LLC, a Maryland LimitedLiability Company,** Grantor(s) and **Manuel A. Noya, as sole owner,** Grantee

- Witnesseth -

That for and in consideration of the sum of One Thousand Two Hundred and 00/100 Dollars ($1,200.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor(s) do grant and assign to the saidManuel A. Noya, as sole owner, his/her/their assigns, the survivor of him/her/them and the survivor's heirs, personal representatives and assigns, in FEE SIMPLE

All that lot of ground situate in the City of 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 northeast side of Old Frederick Road and the northwest side of an avenue 40-feet wide known as Siegwart Avenue and running thence in a northeasterly direction and binding on the northwest side of Siegwart Avenue 100 feet to the northeast side of an alley 10-feet wide to be there laid out; thence in a northwesterly direction and binding on the northeast side of said 10 foot alley 25 feet 6 inches more or less; thence in a southwesterly direction and parallel to the first line of this description 43 feet more or less to a point situate in the center of the partition wall between houses Nos. 3600 and 3602 Old Frederick Road thence along the center of said partition wall and continuing the same in a southwesterly direction 62 feet 6 inches more or less to a point on the northeast side of Old Frederick Road; thence binding along the northeast side of Old Frederick Road in a southeasterly direction 13 feet more or less to the place of beginning.

The improvements thereon being known as 3600 Old Frederick Road, Baltimore, Maryland 21229.

BEING one of the lots which, by Lease dated November 1, 1919, and recorded among the Land Records of the City of Baltimore City, State of Maryland, in Liber SCL 3482, folio 129, was demised and leased by G&M Realty Company unto Richard P. Garruitrso (sic) for the term of ninety nine years, renewable forever, at and for the annual rent of $ payable in semi-annual installments on the days of in each and every year.

BEING ALSO one of the lots which, by deed dated November 15, 2018, and recorded among the Land Records of the City of Baltimore City, State of Maryland, in Liber MB 20811, folio 356, was granted and conveyed by Brenda E. Roberts unto Saint Lukes LLC, a Maryland LimitedLiability Company, the Grantor herein, subject to the term of years aforesaid.

Being also the same property which by Deed of Assignment dated September 19, 2002, and recorded among the aforesaid Land Records in Liber FMC 2992, folio 1, by and between EJ Investments, LLC and Manuel A. Noya, the Grantee herein.

Together with the improvements thereupon and the rights and appurtenances thereto belonging or appertaining.

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All that lot of ground situate in the City of 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 northeast side of Old Frederick Road and the northwest side of an avenue 40-feet wide known as Slegwart Avenue and running thence in a northeasterly direction and binding on the northwest side of Slegwart Avenue 100 feet to the northeast side of an alley 10-feet wide to be there laid out; thence in a northwesterly direction and binding on the northeast side of said 10 foot alley 25 feet 6 inches more or less; thence in a southwesterly direction and parallel to the first line of this description 43 feet more or less to a point situate in the center of the partition wall between houses Nos. 3600 and 3602 Old Frederick Road thence along the center of said partition wall and continuing the same in a southwesterly direction 62 feet 6 inches more or less to a point on the northeast side of Old Frederick Road; thence binding along the northeast side of Old Frederick Road in a southeasterly direction 13 feet more or less to the place of beginning.

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Being also the same property which by Deed of Assignment dated September 19, 2002, and recorded among the aforesaid Land Records in Liber FMC 2992, folio 1, by and between EJ Investments, LLC and Manuel A. Noya, the Grantee herein.

Together with the improvements thereupon and the rights and appurtenances thereto belonging or appertaining.

To Have and To Hold the above granted property and particularly the aforesaid rent payable out of said lot and the reversion thereto, unto Manuel A. Noya, as sole owner, his/her/their assigns, the survivor of him/her/them and the survivor's heirs, personal representatives and assigns, forever in FEE SIMPLE;

To the end and intent that said annual ground rent and the reversion thereto may be forever merged and extinguished, the Grantee herein being the owner of the leasehold interest and reversionary interest in the said lot and property, and the aforesaid ground rent be forever extinguished.

And the said Grantor(s) hereby covenants that he/she/they will warrant specially the property hereby conveyed and that he/she/they will execute such further assurances as may be requisite.

Witness the hand(s) and seal(s) of the said Grantor(s).

Witness _____(SEAL)

Saint Lukes LLC, a Maryland LimitedLiability Company

BY: _____(SEAL)
Andrew M. Barnstein, Trustee Member

LORETTA HOFFMAN NOTARY PUBLIC CARROLL COUNTY, MD MY COMMISSION EXPIRES SEPTEMBER 07, 2025

Witness _____(SEAL)

_____(SEAL)

STATE OF Maryland
COUNTY OF Carroll, to wit:

I hereby certify that on the 7th day of ~~March~~ April, 2025, before me, the subscriber, a Notary Public of the State and for the County aforesaid, personally appeared Andrew M. Barnstein, Trustee Member of Saint Lukes LLC, a Maryland LimitedLiability Company, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

LORETTA HOFFMAN NOTARY PUBLIC CARROLL COUNTY, MD MY COMMISSION EXPIRES SEPTEMBER 07, 2025

Signature of Notary Public

My Commission Expires: 09/07/2025

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.

_____(SEAL)
Eric F. Goldman, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Kensington Realty Title, LLC

1751 Elton Road,
Suite 205
Silver Spring, MD 20903