

Kensington Realty Title, LLC

File No. 24-MD-15271

Tax ID # 25-06-7139-034

Title Insurer: Doma Title Insurance, Inc.

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$1,330.00
11-20-2024 TSBaltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$775.00
TOTAL \$835.00
XAC DB
Nov 26, 2024 04:29 pmAll taxes for which assessments
have been Received have been
Paid as of 11-20-2024 TS
Director of Finance
Baltimore CityCity of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$1,995.00
11-20-2024 TS

This Deed, made this 25th day of October, 2024 by and between Rafael A. Lopez and Joel Aramado Lopez, parties of the first part, Grantors; and Jonathan A. Rivera Hernandez, as sole owner, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Jonathan A. Rivera Hernandez, as 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:

Beginning for the same on the southeast side of St. Victor Street at the distance of 668 feet 10-1/4 inches, southwesterly from the southwest side of Patapsco Avenue and running thence southwesterly binding on the southeast side of St. Victor Street 15 feet 4 inches thence southeasterly at right angles to St. Victor's Street and passing through the center of a partition wall 85 feet to a 15 foot alley thence northeasterly binding on said alley with the use thereof in common and parallel with St. Victor Street 15 feet 4 inches and thence northwesterly passing through the center of a partition wall 85 feet to the place of beginning.

The improvements thereon being known as 3743 Saint Victor Street, Baltimore, Maryland 21225.

Being the same property which by deed dated August 18, 2023, and recorded among the Land Records of Baltimore City, Maryland on October 27, 2023, in Liber 26365, in Folio 100, was granted and conveyed by Valerie A. Moyer, surviving tenant by the entirety of John A. Moyer, Deceased unto Rafael A. Lopez and Joel Armando Lopez, as joint owners.

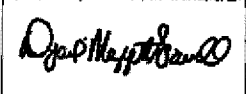
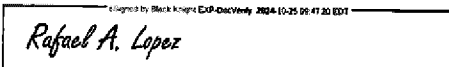
SUBJECT to covenants, easements and restrictions of record.

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 Jonathan A. Rivera Hernandez, as sole owner, his assigns, the survivor of him and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said parties 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 hands and seals of said Grantors, the day and year first above written.

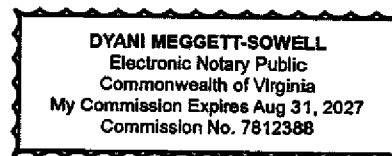
	 Signed by Black Knight EXP-DocVerify 2024-10-25 10:17:23 EDT	 Signed by Black Knight EXP-DocVerify 2024-10-25 09:47:30 EDT
	(SEAL)	(SEAL)
Witness	 Signed by Black Knight EXP-DocVerify 2024-10-25 10:17:24 EDT	 Signed by Black Knight EXP-DocVerify 2024-10-25 09:45:45 EDT
	(SEAL)	(SEAL)
Witness		Joel Aramado Lopez

STATE OF ~~MARYLAND~~ DMS Virginia
COUNTY OF ~~MONTGOMERY~~, to wit: DMS Norfolk

I hereby certify that on the 25th day of October, 2024, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Rafael A. Lopez and Joel Aramado Lopez, known to me or satisfactorily proven to be the person whose name is 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.


Signed by Black Knight EXP-DocVerify 2024-10-25 10:17:42 EDT



Signature of Notary Public

Notarial Act Performed by Audio visual communication

My Commission Expires: 08/31/2027

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



Eric F. Goldman, Esq. (SEAL)

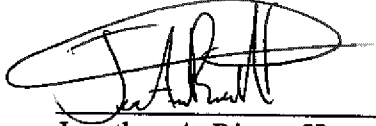
AFTER RECORDING, PLEASE RETURN TO:
Kensington Realty Title, LLC
1751 Elton Road,
Suite 205
Silver Spring, MD 20903

OWNER OCCUPANCY AFFIDAVIT

Jonathan A. Rivera Hernandez , the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by Jonathan A. Rivera Hernandez for at least (7) out of twelve (12) months per year.

WITNESS:

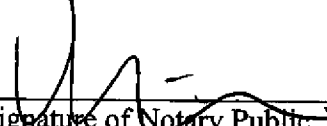



_____(SEAL)
Jonathan A. Rivera Hernandez

STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 25th day of October, 2024, before me, the subscriber, a Notary Public of the State and the County aforesaid, personally appeared Jonathan A. Rivera Hernandez, known to me or satisfactorily proven to be the person whose name is subscribed to the within the instrument and made oath in due form of law that the matters and facts set forth herein are true.

As a witness, my hand and notarial seal.



Signature of Notary Public

My Commission Expires:



SANDRAY Y. GUZMAN
Notary Public, State of Maryland
County of Montgomery
My Commission Expires September 20, 2025



SANDRAY Y. GUZMAN
Notary Public, State of Maryland
County of Montgomery
My Commission Expires September 20, 2025

