

New Line Title & Escrow Company
File No. NLT26-22286
Tax ID # 06-15-1709-071

This Assignment, made this 31st day of July, 2026, by and between **Alicia Johnson**, party of the first part GRANTOR; and **Kevin Shaw**, party of the second part, GRANTEE

- Witnesseth -

That in consideration of the sum of THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and assign to the said Grantee, as , the LEASEHOLD interest in all that lot of ground situate in the Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the north side of Fairmount Avenue at the distance of 15 feet easterly from the Northeast corner of Fairmount Avenue and Rose Street and at the center of the partition wall there being, and running thence easterly on the north side of Fairmount Avenue 13 feet 3 inches to the center of another partition wall there being; thence northerly through the center of said last mentioned partition wall and parallel with Rose Street 77 feet to the south side of an alley 9 feet wide; thence westerly on the south side of said alley with the use thereof in common with others 13 feet 1-1/2 inches, and thence southerly parallel with Rose Street and passing through the center of the partition wall first mentioned in this description 77 feet to the place of BEGINNING.

The improvements thereon being known as 2512 East Fairmount Avenue.

Being the same property which by assignment dated July 18, 2022, and recorded among the Land Records of Baltimore City, Maryland on September 15, 2022, in Liber 25063, in Folio 449, was granted and assigned by Michael Berlanger unto Alicia Johnson.

By the execution of this Assignment, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Grantee, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of \$72.00 payable semi-annually on the 20th days of April and October in each and every year.

And the Grantor 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 will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

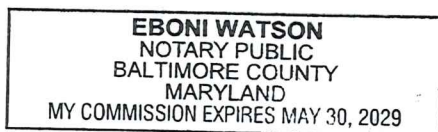
Michelle Mulligan
WITNESS

Alicia Johnson
Alicia Johnson

STATE OF MARYLAND
COUNTY OF BALTIMORE

I hereby certify that on this 29 day of July, 2026 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alicia Johnson, 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Eboni Watson
Notary Public

My Commission Expires: May 30, 2029

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 Supreme Court of Maryland.

David E. Miller
David E. Miller, Esquire

AFTER RECORDING, PLEASE RETURN TO:
New Line Title & Escrow Company
10461 Mill Run Circle, Suite 125A
Owings Mills, MD 21117