
File Number: 15197-MD-AJ
Title Insurer: First American Title Insurance Company
Parcel ID: 111014 011

THIS DEED

THIS DEED, is made this 26th day of August, 2026 by and between Adam C. Lynch and Sarah Rose Eichhorn, (henceforth referred to as "Grantor(s)"), and Mackenzie Louise Holgate and Andrew Lawrence Holgate, (henceforth referred to as "Grantee(s)"),

WITNESSETH THAT, in consideration of the sum \$421,500.00 (FOUR HUNDRED TWENTY ONE THOUSAND FIVE HUNDRED AND 00/100), receipt of which is hereby acknowledged, and which the Grantor(s) certify under penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the Grantor(s) does hereby convey unto the Grantee(s), Mackenzie Louise Holgate and Andrew Lawrence Holgate, tenants by the entirety, their personal representatives, heirs and assigns, in fee simple, all those lots of ground situate in the County of Baltimore City, State of Maryland and described as follows:

Beginning for the same on the line of the East side of Charles Street at the distance of eighty-six feet North from the corner of formed by the intersection of the East side of Charles Street and the North side of Heath Street which place of beginning is designed to be at the center of the partition wall there situate and running thence North binding on the East side of Charles Street fourteen feet to the center of a, partition wall there situate thence East through the center of the partition wall secondly mentioned in this description and continuing the same course in all parallel with Heath Street one hundred feet to the West side of Harmon Alley thence South binding on said alley with the use thereof in common fourteen feet and thence West and through the center of the partition wall firstly mentioned in this description one hundred feet to the place of beginning.

For informational purposes only: The improvements thereon being known as 1621 South Charles Street

BEING the same property conveyed to Adam C. Lynch and Sarah Rose Eichhorn, from Shana M. Willhide formerly known as Shana M. Connely and Brian M. Willhide, dated October 29, 2020, recorded April 05, 2021, among the Land Records of Baltimore City, Maryland, in Book 22889, Page 433.

SUBJECT to mortgage(s), covenant(s), easement(s) and restriction(s) of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said Grantees, in fee simple.

AND said Grantor(s) do/does hereby covenant to warrant specially the property conveyed and to execute such further assurances of said land as it may be requisite or necessary.

In Witness Whereof, Adam C. Lynch and Sarah Rose Eichhorn, the said, Grantor(s), hereunto set by hands and seals this 25th day of August, 2020.

Adam C. Lynch
Adam C. Lynch

Sarah Rose Eichhorn
Sarah Rose Eichhorn

STATE OF MD
COUNTY OF Harford, to wit:

I hereby certify that on the 25th day of August, 2020, before me, personally appeared Adam C. Lynch and Sarah Rose Eichhorn, known to me or satisfactorily proven to be the person(s) whose name 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.

[Signature]
Signature of Notary Public

My Commission Expires: 11/19/20

