

Certified Title Corporation
File No. P-26MD4680
Tax ID # 13-15-3580-002
Underwriter: First American Title Insurance Company

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,145.00
07-22-2026 YR

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$841.25
TOTAL \$901.25
XAC DB
Jul 22, 2026 04:09 pm

This Deed, made this 8 day of July (month), 2026 (year), by and between **Carol B. Gauntlett, GRANTOR(S), and Ian Kenyon Durkin, GRANTEE(S).**

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$5,047.50
07-22-2026 YR

- Witnesseth -

All taxes for which assessments
have been Received have been
Paid as of 07-22-2026 YR
Director of Finance
Baltimore City

That for and in consideration of the sum of **Three Hundred Thirty Six Thousand Five Hundred Dollars and No Cents (\$336,500.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor(s) do grant and convey to the said **Ian Kenyon Durkin, as sole owner**, his or her heirs and assigns, in fee simple, the real property located in Baltimore City County, Maryland, all as legally and more particularly described on Exhibit A attached hereto (the “Land”).

The improvements thereon being known as: 1303 Weldon Avenue, Baltimore, MD 21211

BEING the same property conveyed to Carol B. Gauntlett from Vivian W. Cheng by Deed dated January 2, 2019 and recorded January 16, 2019 Book 20810, Page 105, in the Land Records of Baltimore City County, MD.

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 **Ian Kenyon Durkin, as sole owner**, in fee simple.

And the Grantor(s) 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 will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Grantor(s) hereby declare and affirm that the property herein described, in the State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

As Witness the hands and seals of said Grantor(s), the day and year first above written.