

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections
Recordation Tax Paid

11/23/18 19009971 \$160.00
 Date Transaction # Amount
 Authorized Signature

After Recording Return to:
 Castle Title, LLC
 1447 York Road, #406
 Lutherville, MD 21093
 File No.: 1828630

SPECIAL WARRANTY DEED OF ASSIGNMENT

THIS DEED, made this 17th day of October, 2018, by and between **Fannie Mae AKA Federal National Mortgage Association organized and existing under the laws of the United States of America, PO Box 650043, Dallas TX 75265-0043**, party of the first part, and **Miles Higgins**, party of the second part;

WITNESSETH, that in consideration of **SIXTEEN THOUSAND AND 00/100 DOLLARS (\$16,000.00)**, the said party of the first part does grant and convey unto **Miles Higgins**, party of the second part, as Sole Owner, his personal representatives and assigns,, all that LEASEHOLD interest piece or parcel of land situate, lying and being in Baltimore City, Maryland, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

BEING the same lot of ground which by Deed dated August 28, 2018 and recorded among the Land Records of Baltimore City, Maryland in Liber 20543, folio 7 was granted and conveyed from **Laura H.G. O'Sullivan, Chasity Brown, Rachel Kiefer and Michael T. Cantrell, Substitute Trustees unto Fannie Mae AKA Federal National Mortgage Association, 14221 Dallas Parkway, #1000, Dallas TX 75254** the within named grantor.

Tax Account No: 19-10-0712-014

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, Sole Owner, unto the survivor of him, his Personal Representatives and Assigns, 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 \$56.00 payable half-yearly on the 15th days of February and August in each and every year..

THIS DEED IS EXEMPT FROM INCOME TAX WITHHOLDING PURSUANT TO MARYLAND CODE TAX-GENERAL, SECTIONS 10-912(a)(7)(ii)(1), 10-912(a)(7)(ii)(2) and 10-912(d)(3)(i), and COMAR 03-04-12.03b(5)(a).

All taxes for which assessments have been
 Received have been paid as of this date

Director of Finance of Baltimore City

CITY OF BALTIMORE, MARYLAND
 Bureau of Revenue Collections, Transfer Tax Division
 11/23/18
 Date
 Authorized Signature
 Cash Slip #
 Amount \$16,000.00