
File Number: 14839-MD-GF
Title Insurer: Old Republic National Title Insurance Company
Parcel ID: 07-02-1623-044

THIS DEED

THIS DEED, is made this **2nd day of July, 2026** by and between **Nancy Marlene Guachun Sanchez**, (henceforth referred to as "Grantor(s)"), and **Talib Abdulkhabir**, (henceforth referred to as "Grantee(s)"),

WITNESSETH THAT, in consideration of the sum **\$278,000.00 (TWO HUNDRED SEVENTY EIGHT THOUSAND 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), **Talib Abdulkhabir, sole owner**, 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 at a point on the east side of Patterson Park Avenue at the distance of 70 feet 10 inches north from the northeast corner of Patterson Park Avenue and Monument Street and at the center of a partition wall there being; and running thence north on Patterson Park Avenue 13 feet 10 inches to the center of another partition wall; thence east 75 feet to the west side of an alley 10 feet wide; thence south on said alley, with the use thereof in common, 13 feet 10 inches; thence west 75 feet to the place of beginning.

For informational purposes only: The property being known as: 711 North Patterson Park Avenue.

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Being the same property conveyed to Nancy Marlene Guachun Sanchez by virtue of Deed vesting fee simple title, from West 11, LLC, a Maryland limited liability company, as dated July 26, 2024 and recorded October 1, 2024 among the Land Records of Baltimore City, Maryland in Liber XAC No. 27246, folio 73.

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, **Nancy Marlene Guachun Sanchez**, the said, Grantor(s), hereunto set by hands and seals this 16 day of July, 2026

Nancy Marlene Guachun Sanchez
Nancy Marlene Guachun Sanchez

STATE OF MD
COUNTY OF Baltimore, to wit:

I hereby certify that on the 16 day of July, 2026, before me, personally appeared **Nancy Marlene Guachun Sanchez**, 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:

