

BOOK: 28055 PAGE: 388

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections
Recordation Tax Paid

Law Office of Jeffrey S. Yablon, LLC
Tax ID #15-07-2307A-034

5/30/25 25008271 \$110⁰⁰
Date Transaction # Amount

Authorized Signature

NO TITLE SEARCH OR EXAM CONDUCTED
NO TITLE INSURANCE

ZERO CONSIDERATION DEED. RECORDATION AND TRANSFER BASED ON THE
ASSESSED VALUE OF \$11,000.00

THIS DEED, made this 24th day of April, 2025, by and
between Rich Real Estate, LLC, a Maryland limited liability company, Grantor; to ADDICTED TO
REAL ESTATE LLC, a Maryland limited liability company, Grantee.

Witnesseth –

That in consideration of the sum of Zero and 00/100 Dollars (\$0.00), the receipt of which is
hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors
and assigns, the fee simple interest in all that lot of ground situate in the City of Baltimore, State of
Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the North side of Westwood Avenue at the distance of 104 feet
Easterly from the corner formed by the intersection of the North side of Westwood Avenue and the
East side of Warwick Avenue and at the centre of a partition wall there erected; and running thence
Easterly along the North side of Westwood Avenue 13 feet to the centre of a partition wall there
situate; thence Northerly through the centre of said last mentioned partition wall and parallel with
Warwick Avenue 85 feet to the centre of a ten foot alley there situate; running parallel with
Westwood Avenue; thence Westerly through the center of said ten foot alley with the use of thereof
in common with others 13 feet; thence Southerly parallel with Warwick Avenue and through the
centre of the partition wall in this description first mentioned 85 feet to the place of beginning.

The improvements thereon being known as 2412 Westwood Avenue, Baltimore, Maryland – 21216.

Being the same property which by deed dated June 15, 2023, and recorded among the Land Records
of Baltimore City, Maryland on July 17, 2023, in Book 26075, Page 284, was granted and conveyed
by Candice S. Muse, unto Rich Real Estate, LLC, a Maryland limited liability company, the Grantor
herein.

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 described lot of ground and premises to the said
ADDICTED TO REAL ESTATE LLC, a Maryland limited liability company, its successors and
assigns, in fee simple.

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.

All taxes for which assessments have been
Received have been paid as of this date.
May 30, 2025
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid

5/30/25 439485 \$165⁰⁰
Date Cash Slip # Amount

Authorized Signature

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

Rich Real Estate, LLC, a Maryland limited liability company

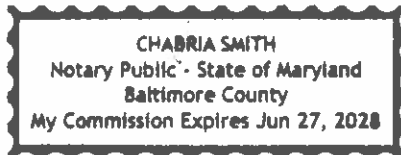

Witness

 (SEAL)
Tyron Sherrod Rich, Member

STATE OF MARYLAND (CS)
COUNTY OF ~~Montgomery~~ Baltimore

I hereby certify that on this 24 day of April, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared, Tyron Sherrod Rich, Member of RICH REAL ESTATE LLC, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

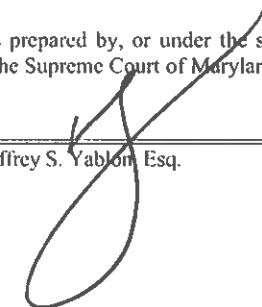
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My Commission Expires: June 27, 2028

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.


Jeffrey S. Yablon, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Law Office of Jeffrey S. Yablon, LLC
2936 O'Donnell Street
Baltimore, MD 21224