

AFTER RECORDING, RETURN TO:

Attn: S24-27123T
Eagle Title
16 Willow Avenue
Towson, MD 21286

Tax ID No.: 14-09-0338-035

DEED

THIS DEED, made this 15 day of November, 2024, by and between **JERICKA ROBINSON**, party of the first part, GRANTOR, and **BIANCA A. ROBINSON**, party of the second part, GRANTEE.

WITNESSETH, that for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$150,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **BIANCA A. ROBINSON**, as sole owner, in fee simple, all that lot of ground situate in Baltimore City, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the southeast side of Laurens Street one hundred and twenty-nine feet two inches northeasterly from the corner formed by the intersection of the southeast side of Laurens Street and the northeast side of Pennsylvania Avenue, which part of beginning is at the center of the division wall there erected, and running thence northeasterly bounding on the southeast side of Laurens Street thirteen feet one and one-half inches to the center of the division wall there situate, thence southeasterly parallel with Pennsylvania Avenue and passing through the center of said last mentioned division wall seventy-five feet six inches to the center of an alley nine feet wide laid out parallel with Laurens Street; thence bounding on the center of said alley with the use thereof in common thirteen feet one and one-half inches to intersect a line drawn southeasterly from the beginning parallel with Pennsylvania Avenue and passing through the center of said first mentioned division wall; and thence northwesterly bounding on said line seventy-five feet six inches to the place of beginning.

The improvements thereon being known as 575 Laurens Street.

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BEING the same property which, by Deed dated March 17, 2021, and recorded among the Land Records of Baltimore City, Maryland, in Liber 23906, folio 442, was granted and conveyed by One House At A Time, Incorporated, unto Jericka Robinson.

SUBJECT to all easements, covenants and restrictions of record.

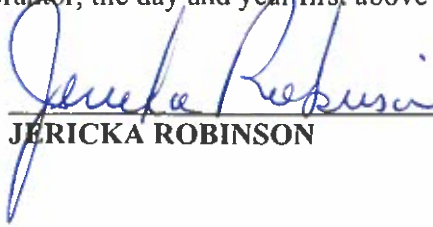
TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

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 **BIANCA A. ROBINSON**, as sole owner, in fee simple.

AND the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

[SIGNATURES BEGIN ON NEXT PAGE]

WITNESS the hands and seals of said Grantor, the day and year first above written.

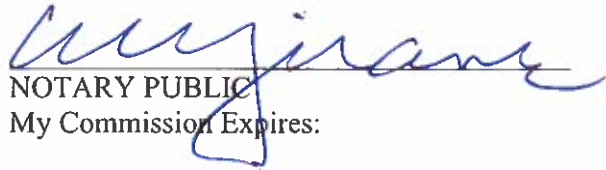
 (SEAL)
JERICKA ROBINSON

STATE OF Maryland, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 15 day of November, 2024, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared **JERICKA ROBINSON**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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




NOTARY PUBLIC
My Commission Expires:

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 highest Court of Maryland.

A handwritten signature in black ink, appearing to read 'B. T. Walsh', with a stylized, flowing script.

Bradley T. Walsh, Esquire