

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00), 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 Maurice Mitchell, a single person, as sole owner, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

Property 1:
All that certain lot or parcel of land situate in the City of Baltimore, State of Maryland, and being more particularly described as follows:

BEGINNING for the same on the north side of Frederick Avenue in the bed of a 25 foot road fixed by an agreement between Benjamin Whiteley and Florence E. J. Meyer and husband, dated December 3, 1895, and recorded among the Land Records of Baltimore County in Liber L.M.B. No. 214, Folio 247 and running thence in the bed of said road, north 18 degrees 45 minutes 40 seconds east 527.03 feet to the northeast end thereof, thence north 18 degrees 09 minutes 20 seconds east 248.58 feet to a pipe heretofore set at the end of the second line of the land described in a deed from H. Willis Barley and wife to Benjamin Whiteley, dated September 15, 1865, and recorded among the Land Records of Baltimore County in Liber J. H. L. No. 46, folio 67, thence, binding reversely on the outlines of said last mentioned Deed, north 54 degrees 09 minutes 20 seconds east 322.18 to a pipe heretofore set and south 57 degrees 37 minutes 40 seconds east 322.83 feet, thence, binding on the division line fixed by "a Deed of partition between James H. Stone and Benjamin Whiteley, dated August 8, 1859, and recorded among the Land Records of Baltimore County in Liber G.H.C. No. 26, folio 301, south 57 degrees 50 minutes 30 seconds east 356.14 feet to a stone marked W and S at the northwest end of a 20 foot road laid out for the use in common by said Deed of Partition, thence, binding on the center line of said road, South 59 degrees 27 minutes 30 seconds east 147.98 feet to intersect the prolongation, in a northeasterly direction of the southeast side of a twenty foot alley laid out on the Amended Plat of the Property of Dominic J. Pistorio, dated September 27, 1957, and recorded among the Land Records of Baltimore City in Pocket Folder J.F.C. No. 1084, thence, binding reversely on said prolongation and on the southeast side of said alley with the use thereof in common with others, and continuing the same course, south 32 degrees 09 minutes 30 seconds west 188.48 feet to the southwest side of Fredcrest Road, as laid out on said Plat, thence binding on said southwest side of Fredcrest Road, north 57 degrees 50 minutes 30 seconds west 43.13 feet to the southeast side of Hillwell Road, as laid out on said Plat, thence, binding on the southeast, south and southwest sides of said Hillwell Road the 5 following courses and distances, namely south 32 degrees 09 minutes 30 seconds west 45 feet, southeasterly by a line curving to the right with a 95 foot radius the distance of 65.34 feet, south 70 degrees 40 minutes west 165.61 feet, westerly by a line curving to the right with a 165 foot radius the distance of 148.23 feet and north 57 degrees 50 minutes 30 seconds west 0.45 feet of the southeast side of a 16 foot alley as laid out on said Plat, thence, binding on the Southeast side of said alley with the use thereof in common with others, south 32 degrees 09 minutes 30 seconds west 63.21 feet and south 54 degrees 51 minutes 10 seconds west 73.48 feet to the southwest side of a 16 foot alley laid out on said Plat, thence binding on the southwest side of said last mentioned alley with the use thereof in common with others, the four following courses and distances, namely; north 57 degrees 50 minutes 30 seconds west 260.37 feet, north 81 degrees 02 minutes 30 seconds west 33.31 feet, north 86 degrees 43 minutes 40 seconds west 149.30 feet and north 71 degrees 14 minutes 20 seconds west 67.18 feet to the southeast side of Boswell Road as laid out on said Plat, thence, west 311.61 feet to said north side of Frederick Road, thence, binding on said north side of Frederick Road, south 87 degrees 36 minutes 30 seconds west 39.08 feet to the place of beginning.

The courses in the above description all refer to the True Meridian established by the City of Baltimore Topographical Survey Commission.

the place of beginning.
thereof in common with others, south 32 degrees 09 minutes 30 seconds west 100 feet to side of said 20 foot alley, thence binding on the northwest side of said alley with the use thereof in common with others, south 32 degrees 09 minutes 30 seconds west 100 feet to

The improvements thereon being known as 5102 Hillwell Road.

Property 2:

All that certain lot or parcel of land situate in the City of Baltimore, State of Maryland, and being more particularly described as follows:

BEGINNING for the same on the north side of Frederick Avenue in the bed of a 25 foot road fixed by an agreement between Benjamin Whiteley and Florence E. J. Meyer and husband, dated December 3, 1895, and recorded among the Land Records of Baltimore County in Liber L.M.B. No. 214, Folio 247 and running thence in the bed of said road, north 18 degrees 45 minutes 40 seconds east 527.03 feet to the northeast end thereof, thence north 18 degrees 09 minutes 20 seconds east 248.58 feet to a pipe heretofore set at the end of the second line of the land described in a deed from H. Willis Barley and wife to Benjamin Whiteley, dated September 15, 1865, and recorded among the Land Records of Baltimore County in Liber J. H. L. No. 46, folio 67, thence, binding reversely on the outlines of said last mentioned Deed, north 54 degrees 09 minutes 20 seconds east 322.18 to a pipe heretofore set and south 57 degrees 37 minutes 40 seconds east 322.83 feet, thence, binding on the division line fixed by "a Deed of partition between James H. Stone and Benjamin Whiteley, dated August 8, 1859, and recorded among the Land Records of Baltimore County in Liber G.H.C. No. 26, folio 301, south 57 degrees 50 minutes 30 seconds east 356.14 feet to a stone marked W and S at the northwest end of a 20 foot road laid out for the use in common by said Deed of Partition, thence, binding on the center line of said road, South 59 degrees 27 minutes 30 seconds east 147.98 feet to intersect the prolongation, in a northeasterly direction of the southeast side of a twenty foot alley laid out on the Amended Plat of the Property of Dominic J. Pistoric, dated September 27, 1957, and recorded among the Land Records of Baltimore City in Pocket Folder J.F.C. No. 1084, thence, binding reversely on said prolongation and on the southeast side of said alley with the use thereof in common with others, and continuing the same course, south 32 degrees 09 minutes 30 seconds west 188.48 feet to the southwest side of Fredcrest Road, as laid out on said Plat, thence binding on said southwest side of Fredcrest Road, north 57 degrees 50 minutes 30 seconds west 43.13 feet to the southeast side of Hillwell Road, as laid out on said Plat, thence, binding on the southeast, south and southwest sides of said Hillwell Road the 5 following courses and distances, namely south 32 degrees 09 minutes 30 seconds west 45 feet, southeasterly by a line curving to the right with a 95 foot radius the distance of 65.34 feet, south 70 degrees 40 minutes west 165.61 feet, westerly by a line curving to the right with a 165 foot radius the distance of 148.23 feet and north 57 degrees 50 minutes 30 seconds west 0.45 feet of the southeast side of a 16 foot alley as laid out on said Plat, thence, binding on the Southeast side of said alley with the use thereof in common with others, south 32 degrees 09 minutes 30 seconds west 63.21 feet and south 54 degrees 51 minutes 10 seconds west 73.48 feet to the southwest side of a 16 foot alley laid out on said Plat, thence binding on the southwest side of said last mentioned alley with the use thereof in common with others, the four following courses and distances, namely, north 57 degrees 50 minutes 30 seconds west 260.37 feet, north 81 degrees 02 minutes 30 seconds west 33.31 feet, north 86 degrees 43 minutes 40 seconds west 149.30 feet and north 71 degrees 14 minutes 20 seconds west 67.18 feet to the southeast side of Boswell Road as laid out on said Plat, thence, west 311.61 feet to said north side of Frederick Road, thence, binding on said north side of Frederick Road, south 87 degrees 36 minutes 30 seconds west 39.08 feet to the place of beginning.

The courses in the above description all refer to the True Meridian established by the City of Baltimore Topographical Survey Commission.
SAVING AND EXCEPTION THEREFROM HOWEVER, all the lot or parcel of ground described as follows:

BEGINNING for the same at the intersection of the northeast side of Fredcrest Road and the northwest side of a 20 foot alley as laid out on the Amended plat of the Property of Dominic J. Pistoric, dated September 27, 1957, and recorded among the Land Records of Baltimore city in Pocket Folder J.F.C. No. 1084, and running thence, binding on said

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 Maurice Mitchell, a single person, as sole owner, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

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

COUNTY OF BALTIMORE

This record was acknowledged before me on 24TH day of OCTOBER, 2025 by

Barnabas Masongo.

Signature of notarial officer

Stamp

NOTARY

Title of office

My commission expires:

FEB 1ST, 2028

TIPIC: 8000 731 616

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.

(SEAL)

Stephanie Brewer Attorney

AFTER RECORDING, PLEASE RETURN TO:

Title Forward
1818 Market Street
Suite 2730
Philadelphia, PA 19103

