

AFTER RECORDING, RETURN TO:

Attn: S26-32235T
Eagle Title
16 Willow Avenue
Towson, MD 21286

Tax ID No.: 13-04-3394-006E

DEED

THIS DEED, made this 15th day of May, 2026, by and between **LAURA LISSETH ESCALANTE**, party of the first part, **GRANTOR**, and **KRISTIANNE M. SANDOVAL AND JASON R. COPIER**, parties of the second part, **GRANTEES**.

WITNESSETH, that for and in consideration of the sum of TWO HUNDRED SIXTY NINE THOUSAND AND 00/100 Dollars (\$269,000.00), 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 **KRISTIANNE M. SANDOVAL AND JASON R. COPIER**, as joint tenants, unto the survivor of them, his or her personal representatives, heirs and assigns, 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 at a point in the northwest side of Girard Avenue distant 171.90 feet southwesterly from the intersection of said northwest side of Girard Avenue and the southwest side of Hooper Avenue, said point being at the intersection of said northwest side of Girard Avenue and a line drawn southeasterly through the center of the partition wall between the building erected on the lot now being described and that on the lot next adjacent to the northeast and running thence southwesterly, binding on said northwest side of Girard Avenue 14 feet to intersect a line drawn southeasterly through the center of the partition wall between the building erected on the lot now being described and that on the lot next adjacent to the southwest, thence northwesterly, reversing said line so drawn and binding thereon, 125 feet to the southeast side of a 20 foot alley there situate; thence northeasterly, binding on the southeast side of said alley with the use thereof in common with others, 14 feet to intersect a line drawn northwesterly from the place of beginning through the center of said first mentioned partition wall; thence southeasterly, reversing said last mentioned line and binding thereon 125 feet to the place of beginning.

The improvements thereon being known as 2018 Girard Avenue.

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