

BOOK: 21898 PAGE: 305

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Resolution Tax Paid

2/25/2020 # 14617 \$3,100.00

Date Transaction # Amount

Gabriella Blattermann
Authorized Signature**This Deed****12-06-3623-012**

Tax Account No./Parcel Identifier

Made this 25th day of November, 2019, by and between**Avraham Grunhaus and Isaiah Abramson**

party(ies) of the first part, and

Colligan Properties, LLC, a limited liability company under the laws of the State of Maryland

party(ies) of the second part:

Witnesseth, that in consideration of the sum of \$ 310,000.00 receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as **its successors and assigns**

all that property situate in Baltimore City County, State of Maryland, described as:

BEGINNING FOR THE SECOND on the southeast corner of the intersection of West 24th Street and Maryland Avenue. Beginning for the same on the east side of Maryland Avenue at its intersection with the south side of West 24th Street 103.10 feet to the center of a partition wall there situate, thence southerly through the center of the said last mentioned wall and continuing the same course parallel with Maryland Avenue 23 feet, thence westerly parallel with West 24th Street 103.10 feet to the east side of Maryland Avenue, and thence northerly 23 feet to the place of beginning.

TOGETHER with the right to the uninterrupted access and enjoyment of Light and ventilation over and access that parcel of real property immediately adjacent thereto situate along the east boundary of the property conveyed by this Deed to the Grantees herein, and continuing 424.35 square feet, as more particularly appears in the subdivision plat recorded in the Land Records of Superior Court of Baltimore City at RHB 2582 to the existing windows of the dwelling house erected upon the real property conveyed by this deed to the Grantees herein. To have and to hold said easement unto the Grantees, their heirs and assigns. The improvements thereon being known as No. 2325 Maryland Avenue, Baltimore MD 21218.

BEING the second lot of ground which by Confirmatory Deed Pursuant to a Dissolution of Limited Liability Company dated June 1, 2015 recorded among the Land Records of

Continued on Attached

which has an address of

2325 Maryland Avenue, Baltimore, MD 21218**Subject** to covenants, easements and restrictions 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, benefit and behalf forever of said party(ies) of the second part in fee simple.

Being the same property described in Liber 17231 folio 364, among the said Land Records.

And the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

2/25/2020
Director of Finance of Baltimore City By
Gabriella Blattermann
Authorized Signature

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
2/25/2020 # 346381 \$4,650.00
Date Transaction # Amount
Gabriella Blattermann
Authorized Signature