

Recording requested by:
Shulman, Rogers, P.A.

After Recording Return To:
Tracy D. Shields
26 Castle Garden Court
Olney, MD 20832

File Number: 141666.00002
Parcel ID: 28-05-255A-012D
No Title Exam / No Title Insurance

THIS DEED TRANSFERS REAL PROPERTY FROM THE PERSONAL REPRESENTATIVE OF AN ESTATE WITHOUT ANY CONSIDERATION AND IS EXEMPT FROM STATE RECORDATION TAX UNDER TAX-PROPERTY ARTICLE §12-108(dd), AND IS EXEMPT FROM STATE TRANSFER TAX UNDER TAX PROPERTY ARTICLE §13-207(a)(22).

Personal Representative's Deed

THIS DEED, made this 30th day of August, 2024, between Tracy D. Shields, Personal Representative of the Estate of Princess Dula, who departed this life on or about July 4, 2021 (Estate No. 198429), (hereinafter "GRANTOR"), and Tracy D. Shields, (hereinafter "GRANTEE").

WITNESSETH:

That for and in consideration of the sum of ZERO DOLLARS (\$0.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR hereby grants and conveys in fee simple unto GRANTEE, her personal representatives, heirs and assigns, as sole owner, the following property situate and being in Baltimore City, Maryland:

Lot 102D as shown on Sheet 1 of 4 of the Plat entitled "Resubdivision Plat UPLANDS, a Planned Unit Development – Section B," which plat is recorded among the Land Records of Baltimore City, Maryland in Plat Folder FMC No. 4121.

The improvements thereon being known as 4411 Cherry Way, Baltimore, MD 21229.

Being a portion of the same property conveyed to Princess Dula by virtue of a Deed dated May 8, 2017, and recorded May 24, 2017, in Book 19173 at Page 259, among the Land Records of Baltimore City, Maryland.

Together with all the ways, easements, rights, improvements, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the said GRANTOR, of, in, to, or out of the land and premises.

This conveyance is made subject to the covenants, conditions and restrictions of record.

GRANTOR covenants to execute such further assurances of the land and premises as may be requisite.

GRANTOR hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the GRANTEE, is in the sum total of ZERO DOLLARS (\$0.00).

GRANTOR and GRANTEE have carefully examined this Deed and confirm that all instructions concerning the preparation of this Deed have been complied with by the preparer.

GRANTOR and GRANTEE acknowledge and affirm that this Deed has been prepared without the benefit of title examination at the request of the parties who understand that the current and accurate ownership and status of the property can only be ascertained by a title search and examination. GRANTOR and GRANTEE assume the risk of the status of ownership and quality of title to the property, holding harmless and indemnifying the preparer from any liability as a result of or related to the condition of title to the above property.

[THIS SPACE INTENTIONALLY LEFT BLANK]
[SIGNATURE(S) AND ACKNOWLEDGMENT(S) APPEAR ON FOLLOWING PAGE(S)]

WITNESS, the following signatures and seals:

GRANTOR:

Estate of Princess Dula

By: Tracy D. Shields, Personal Representative
Tracy D. Shields, Personal Representative

STATE OF MARYLAND

COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 30th day of August, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tracy D. Shields, Personal Representative of the Estate of Princess Dula, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

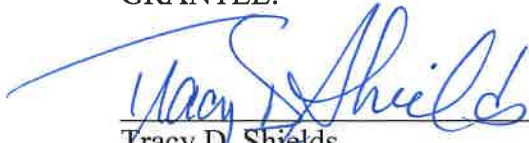
As witness, my hand and notarial seal.

Signature of Notary Public

My Commission Expires: 10/27/27

Montgomery County, Maryland
Notary Public
Ryan D. Malet
My Commission Expires 10/27/2027

GRANTEE:


Tracy D. Shields

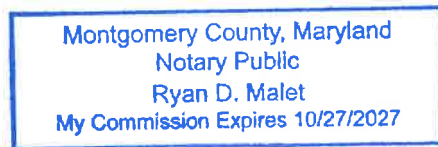
STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 30th day of August, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tracy D. Shields, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.


Signature of Notary Public

My Commission Expires: 10/27/27



MARYLAND CERTIFICATE OF PREPARATION

This is to certify that the within instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals in Maryland.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Ryan D. Malet, Esq.