

BOOK: 29351 PAGE: 462

1083

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,690.00
07-06-2026 BJ

All taxes for which assessments
have been Received have been
Paid as of 07-06-2026 BJ
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$5,865.00
07-06-2026 BJ

Crown Title Corporation

File No.: 26-141701

Tax ID No.: 23-12-1005-023

This Deed of Assignment, made this 18th day of June, 2026, by and between Gabrielle Belen Cirenza, GRANTOR, and Maureen Rakovec and Fangchen Zhu, as joint tenants with the right of survivorship, GRANTEES.

- Witnesseth -

That in consideration of the sum of Three Hundred Ninety-One Thousand And No/100 Dollars (\$391,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and assign to the said Grantees their heirs, personal representatives and assigns, the LEASEHOLD interest in all that lot of ground situate in the County/City of Baltimore City, State of Maryland, and described as follows, that is to say:

Beginning for the same on the east side of Patapsco Street at the distance of 75 feet southerly from the southeast corner of Patapsco Street and Fort Avenue, which place of beginning is at the southeast corner of Patapsco Street and an alley 10 feet wide there situate, and running thence southerly binding on the east side of Patapsco Street 14 feet 6 inches to a point in line with the center of the partition wall between the house erected on the lot now being described and the house erected on the lot thereto adjoining on the south, thence easterly parallel with Fort Avenue and passing through the center of said partition wall 68 feet to an alley 10 feet wide there situate, thence northerly binding along the west side of said last mentioned alley with the use thereof in common and parallel with Patapsco Street 14 feet 6 inches to the 10 foot alley first herein referred to and thence westerly binding along the south side of said first mentioned alley with the use thereof in common and parallel with Fort Avenue 68 feet to the place of beginning.

(ADDRESS REFERENCE IS FOR INFORMATION PURPOSES ONLY)

The improvements thereon being known as 1501 Patapsco Street, Baltimore, MD 21230

→ 1005

BEING all and the same lot of ground which by Deed of Assignment dated 18th of February, 2022, and recorded 25th of March, 2022 among the Land Records of Baltimore City County, Maryland, in Book 24411, Page 435, was granted and conveyed by Dania Jazouli unto Gabrielle Belen Cirenza.

Tax ID No.: 23-12-1005-023

By the execution of this Deed, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Maureen Rakovec and Fangchen Zhu, as joint tenants with the right of survivorship, their heirs, personal representatives and assigns for all the residue of the term of years yet to come and unexpired therein with the benefit of renewal forever; subject to the payment of the annual ground rent of \$84.00, payable half-yearly on the 10th days of February and August, in each and every year.