

NO TITLE INSURANCE; NO TITLE EXAMINATION

Tax Account No.: 20-07-2170A-085

THIS CONVEYANCE IS EXECUTED AS A DISCONTINUATION OF A REAL ESTATE ENTERPRISE AND IS EXEMPT FROM TRANSFER AND RECORDATION TAXES PURSUANT TO MD CODE TAX-PROPERTY ARTICLES SECTION 12-108(bb)(2) AND SECTION 13-405(c)

THIS DEED

THIS DEED, made this 14th day of May, 2021, by and between Rajshone Taylor, party(ies) of the first part, and TaylorOne Investments LLC, a Maryland Limited Liability Company registered to do business in the State of Maryland party(ies) of the second part,

WITNESSETH, that for and in consideration of the sum of ZERO 00/100 DOLLARS (\$0.00), receipt of which is hereby acknowledged, and which the party(ies) of the first part certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, the said party(ies) of the first part do/does grant and convey unto the party(ies) of the second part, its successors and/or assigns in fee simple, all that property situate in Baltimore City, State of Maryland, as described as follows:

BEGINNING FOR THE SAME on the south side of Fayette Street 60 feet wide at the distance of 504 feet westerly from the corner formed by the intersection of the south side of Fayette Street with the west side of Catherine Street, which place of beginning is designed to be at the center of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the east, and running thence westerly bounding on the south side of Fayette Street 14 feet to the center of the partition wall between the house erected on the lot of ground next adjacent thereto on the west, thence southerly through the center of said last mentioned partition wall to the end thereof, and continuing the same course parallel with Catherine Street in all 70 feet to the north side of an alley 10 feet wide there situated, thence easterly binding on the north side of said alley with the use thereof in common parallel with Fayette street 14 feet to intersect a line drawn south from the place of beginning through the center of the partition wall first mentioned in the description of this lot and thence northerly reversing the line so drawn and bounding thereof parallel with Catherine Street 70 feet to the place of beginning.

For informational purposes only, the improvements thereon being known as 2581 W. Fayette Street.

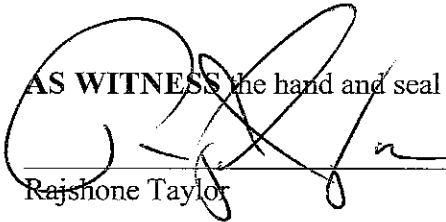
BEING the same property which by assignment dated October 17, 2014, and recorded among the Land Records of Montgomery County, Maryland on October 29, 2014 in Liber 16661, in Folio 218, was granted and assigned by Margaret Jenifer unto Rajshone Taylor, as sole owner.

GRANTOR HEREIN CERTIFIES that (i) this transfer is for no consideration other than the issuance of membership interests in the limited liability company; (ii) the members of the limited liability company are identical to the partner(s) of the conveying real estate enterprise; (iii) each member's allocation of the profits and losses of the limited liability company is identical to that member's allocation of the profits and losses of the conveying real estate enterprise; (iv) the transfer is part of a discontinuation of the real estate enterprise; and (v) all real property owned by the individual(s) and used in the conduct of any real estate enterprise is being conveyed to a single limited liability company.

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 and benefit forever of said party(ies) of the second part in fee simple.

AND said party(ies) of the first part do/does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

 AS WITNESS the hand and seal of said Grantors, the day and year first above written.

Rajshone Taylor (Seal)

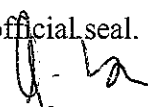
STATE OF MARYLAND

} ss

COUNTY OF Howard

I hereby certify that on this 14th day of May, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Rajshone Taylor the party(ies) of the first part herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My commission expires

1/30/23

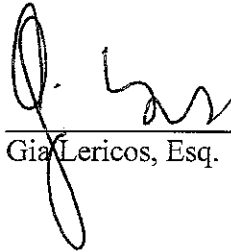
RETURN TO AFTER RECORDING:

Rajshone Taylor
10286 Nightmist Court
Columbia MD 21044

GIA LERICOS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

ATTORNEY CERTIFICATION

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

A handwritten signature in black ink, appearing to read 'Gia Lericos', is written over a horizontal line.

Gia Lericos, Esq.