

Return to:
King Title Company, Inc
10451 Mill Run Circle,
Suite 635, Owings Mills,
MD 21117
410-486-5464,
Email: info@kingtitle.com
File 29863

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

9/29/25	26001678	\$650.00
Date	Transaction #	Amount
<i>[Signature]</i> Authorized Signature		

THIS DEED AND ASSIGNMENT,

Date: 19 SEP 2025
Grantor(s): 712 North Luzerne Avenue Industries, LLC
Grantee(s): Gravion Group LLC
Sale Price: \$65,000.00
County: Baltimore City
Title Reference: Liber XAC 26879 folio 488
Ground Rent: \$87.00 annually payable on the 8th days of May and November

WITNESSETH, That in consideration of the sum of the above sale price, the said Grantor(s) does grant and convey to the said Grantee(s), its successors and assigns, the leasehold interest in all that lot of ground situate in the above County, State of Maryland, and described on the attached Exhibit A.

BEING the same property as described in the deed recorded among the above Land Records in the above title reference.

TOGETHER with the improvements thereon, and all easements, rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or appertaining.

AND the said Grantor(s) hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that Grantor(s) will warrant specially the property hereby granted; and Grantor(s) will execute such further assurances of the same as may be requisite.

All taxes for which assessments have been
Received have been paid as of this date

Sept 29, 2025
Director of Finance of Baltimore City By [Signature]

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid

9/29/25	443990	\$975.00
Date	Cash Slip #	Amount
<i>[Signature]</i> Authorized Signature		

Return to:
King Title Company, Inc
10451 Mill Run Circle,
Suite 635, Owings Mills,
MD 21117
410-486-5464,
Email: info@kingtitle.com
File 29863

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

9/29/25	26001678	\$650.00
Date	Transaction #	Amount
		
Authorized Signature		

THIS DEED AND ASSIGNMENT,

Date: 19 SEP 2025

Grantor(s): 712 North Luzerne Avenue Industries, LLC

Grantee(s): Gravion Group LLC

Sale Price: \$65,000.00

County: Baltimore City

Title Reference: Liber XAC 26879 folio 488

Ground Rent: \$87.00 annually payable on the 8th days of May and November

WITNESSETH, That in consideration of the sum of the above sale price, the said Grantor(s) does grant and convey to the said Grantee(s), its successors and assigns, the leasehold interest in all that lot of ground situate in the above County, State of Maryland, and described on the attached Exhibit A.

BEING the same property as described in the deed recorded among the above Land Records in the above title reference.

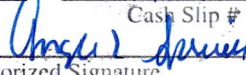
TOGETHER with the improvements thereon, and all easements, rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or appertaining.

AND the said Grantor(s) hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that Grantor(s) will warrant specially the property hereby granted; and Grantor(s) will execute such further assurances of the same as may be requisite.

All taxes for which assessments have been
Received, have been paid as of this date

Sept 29, 2025
Director of Finance of Baltimore City By AS

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid

9/29/25	443990	\$975.00
Date	Cash Slip #	Amount
		
Authorized Signature		

WITNESS the hand and seal of said Grantor(s).

712 North Luzerne Avenue Industries, LLC

 (SEAL)
BY: Jonathan Dick, Authorized Signer

STATE OF Utah, COUNTY OF Salt Lake, to wit:

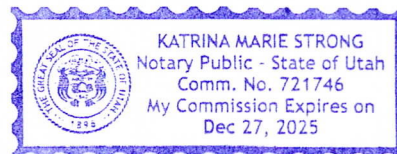
I HEREBY CERTIFY, that on this date 9/19/2025 before the subscriber, a Notary Public of the State aforesaid, personally appeared Jonathan Dick, Authorized Signer of 712 North Luzerne Avenue Industries, LLC known to me (or satisfactorily proven) and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence the name of the Grantor as such authorized signer.

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



Notary Public

My Commission expires: Dec 27, 2025



Affidavit of Intent to Use Electronic Signature (Md. Code, Real Property Title 3, Subtitle 7) 1. I, the undersigned, am over eighteen years of age and competent to testify. 2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(E) as an "electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document." 3. I have done so with the intent to sign the document. 4. My use of the electronic signature was not done for any illegal or fraudulent purposes. I solemnly declare under the penalties of perjury that the contents of the foregoing paper is true to the best of my knowledge, information, and belief.

I certify that I am an attorney admitted to the Bar of the State of Maryland and the within instrument has been prepared under my supervision.

David Pierce

David Pierce

EXHIBIT "A"

Beginning on the west side of Luzerne Avenue at the distance of 167 feet 3 inches northerly from the northwest corner of Luzerne Avenue and Monument Street and at the centre of the partition wall there being; running thence northerly binding on the west side of Luzerne Avenue 14 feet 6 inches to the center of another partition wall there being; thence westerly through the center of said first mentioned partition wall and continuing the same course parallel with Monument Street 70 feet to the east side of an alley 10 feet wide there being; thence southerly binding on the east side of said alley, with the use thereof in common and with the use of the alley connecting therewith, 14 feet 6 inches; thence easterly parallel with Monument Street and through the center of the partition wall first herein mentioned 70 feet to the place of beginning.

The improvements thereon being known as No. 712 N. Luzerne Avenue.

1
1025

2100

City of Baltimore
Department of Finance
Recordation Tax

Block: 1625
Lot: 045

Property Address	Transaction Number	Transaction Date	No. of Documents
712 N LUZERNE AVE	26001678	09/29/2025	2

Submitted By:
KING TITLE COMPANY

Baltimore City Code Article 28. Current through 1/31/2010; Section 16
Ann.Md.Code, 2009 Tax-Property, Title 12

Processed By
aspruill

Recordation Tax Due
\$1,500.00

City of Baltimore
Department of Finance
Recordation Tax

LR - Deed (w Taxes)
Recording only \$120.00
Name: GRAYDON GROUP,
LLC.
Ref: 712 N. LUZERNE
AVE.
LR - Deed (with Taxes)
40.00
Surcharge
LR - Deed State
Transfer Tax
325.00
LR - NR Tax - 1Kd 0.00
SubTotal: 385.00
Total: 500.00
09/29/2025 12:07
CC24-ES
#19213006 CC0801 -
Baltimore City
Micheal/CC08-01-03 -
Register 03

40
20
625
aut