

AFTER RECORDING, RETURN TO:

Attn: S26-32360T
Eagle Title
16 Willow Avenue
Towson, MD 21286

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,850.00
TOTAL \$1,910.00

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$7,180.00
07-20-2026 DG

XAC ES
Jul 20, 2026 04:27 pm
All taxes for which assessments
have been Received have been
Paid as of 07-20-2026 DG
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$11,100.00
07-20-2026 DG

Tax ID No.: 24-13-1922-310

DEED

THIS DEED, made this 15th day of July, 2026, by and between
ASHLEY ELAINE CLARK, party of the first part, GRANTOR, and MADINA THIAM AND
ARTEM CHERNIKOV, parties of the second part, GRANTEES.

WITNESSETH, that for and in consideration of the sum of SEVEN HUNDRED FORTY
THOUSAND AND 00/100 Dollars (\$740,000.00), which includes the amount of any outstanding
Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor
does grant and convey to the said MADINA THIAM AND ARTEM CHERNIKOV, as tenants
by the entirety, unto the survivor of them, his or her personal representatives, heirs and assigns,
in fee simple, all that lot of ground situate in Baltimore City, State of Maryland and described as
follows, that is to say:

Being known and designated as Lot No. 171 as shown on the Plat entitled, "Plat
of Subdivision of Lot 54, The Townes at Harborview" which Plat is recorded
among the Land Records of Baltimore City, Maryland in Plat 3628.

Subject to and together with the terms, provisions, and conditions set forth in
that Declaration of Covenants, Conditions and Restrictions for Harborview
Marina and Yacht Club Community Association, Inc. dated November 9, 1993
and recorded among the Land Records of Baltimore City, Maryland in Liber
SEB No. 3957, folio 400, as amended by that First Amended and Restated
Declarations of Covenants, Conditions and Restrictions for Harborview Marina
and Yacht Club Community Association, Inc. dated August 8, 2000 and
recorded among the Land Records of Baltimore City, Maryland in Liber FMC
0625, folio 277 and as may be further amended from time to time and recorded
among the aforesaid Land Records including the obligation to pay assessments
to Harborview Marina and Yacht Club Community Association, Inc.

The improvements thereon being known as 1220 Harbor Island Walk.

Tax Id. No. 24-13-1922-310