

BOOK: 27807 PAGE: 463

Keystone Title Settlement Services, LLCFile No. **48214-25**Tax ID# **23-10-1079-177**

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$7,565.00
03-25-2025 TS

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,945.74
TOTAL \$2,005.74
XAC CS
Mar 27, 2025 12:04 pm

All taxes for which assessments
have been Received have been
Paid as of 03-25-2025 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$11,674.41
03-25-2025 TS

This Deed, made this 28th day of February, 2025, by and between **DRB GROUP MID-ATLANTIC, LLC**, a Maryland limited liability company, party of the first part, GRANTOR; and **KAROL LARIZA FIGUEROA BAUTISTA**, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of SEVEN HUNDRED SEVENTY-EIGHT THOUSAND TWO HUNDRED NINETY-FOUR and 00/100 DOLLARS (\$778,294.00), 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 GRANTEE, as sole owner, in fee simple, all that lot of ground situate, lying and being in the City of Baltimore, State of Maryland, commonly known as **2619 Ferry Bar Drive, Baltimore, Maryland 21230**, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 177 as shown on that certain plat entitled "2525 INSULATOR DRIVE – MAJOR SUBDIVISION PLAN", and recorded among the Land Records of Baltimore City, Maryland at Plat No. XAC 4446.

BEING the same real estate conveyed unto GRANTOR by a Deed from Insulator Drive, LLC, a Maryland limited liability company, dated July 15, 2024 and recorded October 23, 2024 among the Land Records of Baltimore City, Maryland in Liber 27333, Folio 444.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining; SUBJECT TO, all of the covenants, easements, rights of way, and restrictions of record applicable thereto, including those attached to this Deed as **Exhibit A**.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the GRANTEE, as sole owner, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it warrants specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

Book 29440 Page 356

Recordation Clerk

Date

AFTER RECORDING RETURN TO: Stanley Love Tate III, 2619 Ferry Bar Drive Baltimore, Maryland 21230

SEND FUTURE TAX BILLS TO: same as above

Property Tax ID (Baltimore City): 23-10-1079-177 (Ward 23, Section 10, Block 1079, Lot 177)

DEED

THIS DEED is made this 14 day of September, 2026, by and between KAROL LARIZA FIGUEROA BAUTISTA, Grantor, and KAROL LARIZA FIGUEROA BAUTISTA and STANLEY LOVE TATE III, spouses, Grantees.

WITNESSETH, that for no consideration, the Grantor does hereby grant and convey unto KAROL LARIZA FIGUEROA BAUTISTA and STANLEY LOVE TATE III, spouses, as tenants by the entirety, their assigns, and unto the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, all that lot of ground and the improvements thereon situate, lying and being in Baltimore City, Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot 177 as shown on that certain plat entitled "2525 INSULATOR DRIVE - MAJOR SUBDIVISION PLAN", and recorded among the Land Records of Baltimore City, Maryland at Plat No. XAC 4446.

BEING the same real estate conveyed unto the Grantor herein by Deed from DRB Group Mid-Atlantic, LLC f/k/a Dan Ryan Builders Mid-Atlantic, LLC, a Maryland limited liability company, dated February 28, 2025 and recorded March 27, 2025 among the Land Records of Baltimore City, Maryland in Liber XAC 27807, folio 463.

The property is commonly known as 2619 Ferry Bar Drive, Lot 177, Locke Landing, Baltimore, Maryland 21230.

> 1079

TOGETHER WITH the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining; SUBJECT TO all covenants, easements, rights of way, and restrictions of record applicable thereto.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed, unto and to the proper use and benefit of the said Grantees, as tenants by the entirety, their assigns, and unto the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

PURPOSE OF CONVEYANCE. This conveyance is made for the sole purpose of adding the Grantor's spouse to title and creating a tenancy by the entirety between the Grantor and her spouse. This direct conveyance is expressly authorized by Md. Code, Real Property § 4-108(a), which permits a grantor to convey to herself and any other person as tenants by the entirety without the use of a straw man as an intermediate grantee-grantor. No consideration of any kind

TRANSFER TAX EXEMPT
Director of Finance

E183086 PER Isell 9/15/26
Authorized Signature