

Tax ID No. 09-13-4013A-004
Elevate Title Group, LLC
File No. **MD-2026-307**
Title Insurer: First American Title Insurance Company

This Deed of Assignment, made this 28th day of September, 2026,
by and between

Evangelhelos George KOUMPOURAS, Grantor, party of the first part;

and

Delia M. HIDALGO GARCES, Grantee, party of the second part.

- Witnesseth -

That in consideration of the sum of ONE HUNDRED NINETY ONE THOUSAND AND 00/100 (\$191,000.00),

and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor do grant and assign to the said Grantee, she Personal Representatives and assigns

the LEASEHOLD interest in all that lot of ground situate in the County of Baltimore City, State of Maryland, and described as follows, that is to say:

See Exhibit "A" for property description, attached hereto and made a part hereof.

Being the same property which by assignment dated July 29, 2022, and recorded among the Land Records of Baltimore City County, Maryland on January 27, 2023, in Liber 25523, in Folio 488, was granted and assigned by One House at a Time, Inc., Court-Appointed Receiver unto Angelo Koumpouras.

The Buyer/Grantee hereby swears or affirms under the penalty of perjury that the property herein conveyed is intended to be used as my principal residence by actually occupying the residence for at least 7 of the next 12 months.

By the execution of this Deed, the party of the first part hereby certify 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.

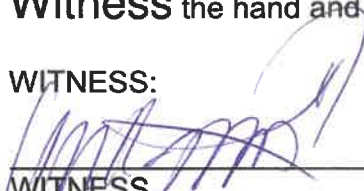
To Have and To Hold the said described lot of ground and premises to the said Grantee, her Personal Representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of \$96.00 payable semiannually on the on the 15th day of June and December in each and every year.

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

Grantor hereby declares and affirms that the property herein described, in the Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

Witness the hand and seal of the said Grantor.

WITNESS:

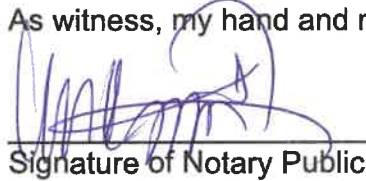

WITNESS

 (SEAL)
Evangelhos George KOUMPOURAS, known of
record as Angelo KOUMPOURAS

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

I hereby certify that on the 28th day of September, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Evangelhos George KOUMPOURAS, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.


Signature of Notary Public



My Commission Expires:

AFTER RECORDING, PLEASE RETURN TO:
Elevate Title Group, LLC
9520 Berger Road
Suite 308
Columbia, MD 21046

EXHIBIT "A"

Property Description:

Beginning for the same on the North side of Twentieth Street at the distance of forty-three feet five and three-quarter inches Easterly from the corner formed by the intersection of the North side of Twentieth Street and the East side of Garrett Avenue and at the center of a partition wall there being and running thence Easterly binding on the North side of Twentieth Street fourteen feet two and three-quarter inches to the center of another partition wall there being thence North through the center of said last mentioned partition wall and parallel with Garrett Avenue ninety feet to the South side of an alley fifteen feet wide there being thence Westerly binding on the South side of said alley with the use thereof in common fourteen feet two and three quarter inches until it intersects a line drawn North from the place of beginning parallel with Garrett Avenue and through the center of the partition wall first mentioned in this description and thence South reversing the line so drawn and binding thereon ninety feet to the place of beginning.

SUBJECT TO the payment of the annual ground rent of \$96.00 payable semi-annually on the 15th days of June and December in each and every year.

BEING the same property assigned to Angelo Koumpouras by Deed of Assignment from One House at a Time Inc., Court Appointed Receiver, dated July 29, 2022, recorded January 27, 2023, among the Land Records of Baltimore City, Maryland, in Liber XAC 25523, Folio 488.