BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28454 p.204 MSA_CE_164_37611. Date available 10/27/2025. Printed 10/7/2026.

Baltimore City Circuit Court
IMP FD SURE $40.00
RECORDING FEE $75.00
TR TAX STATE $460.00
TOTAL $575.00
XAC DB
Oct 24, 2025 08:54 am

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City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $920.00
10-16-2025 SS

Dulaney Title & Escrow, LLC
File No. 25-P-207
Tax ID # 20-10-0258-057

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $1,380.00
10-16-2025 SS

All taxes for which assessments have been Received have been Paid as of 10-16-2025 SS
Director of Finance
Baltimore City

This Assignment, made this 17 day of September, 2025, by and between **DAPHNE&ALP LLC**, a Maryland Limited Liability Company, GRANTOR, and **Arthurs Family Inc**, a Arizona Corporation, GRANTEE.

Witnesseth –

That in consideration of the sum of Ninety-Two Thousand and 00/100 Dollars ($92,000.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and assign to the said Grantee, as sole owner, the LEASEHOLD interest in all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the West side of Harmison Street at the distance of 116 feet 6 inches South from the Southwest corner of Pratt and Harmison Streets and at the center of the partition wall there situate and running thence South binding on the West side of Harmison Street 13 feet to the center of the partition wall there situate thence West parallel with Pratt Street 70 feet to a 10-foot alley thence North parallel with Harmison Street binding on the East side of said alley with the use thereof in common 13 feet and thence East parallel with Pratt Street 70 feet to the place of beginning.

The improvements thereon being known as No. **204 Harmison Street**.
Tax ID# 20-10-0258-057

BEING the same property which, by Deed dated September 1, 2021, and recorded among the Land Records of the City of Baltimore, State of Maryland, in Liber No. 24414, folio 009, was granted and conveyed by Property Invest MD, LLC unto DAPHNE&ALP, LLC.

By the execution of this Assignment, the Grantor hereby certifies 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, as sole owner, 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 $36.00 payable on the 1st days of January and July in each and every year.

And the Grantor 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 will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.