BALTIMORE CITY CIRCUIT COURT (Land Records) MB 24554 p.224 MSA_CE_164_33711. Date available 5/4/2022. Printed 10/7/2026.

Baltimore City Circuit Court
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $1,085.00
TOTAL $1,145.00
MB EC
May 02, 2022 02:19 pm

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $2,170.00
04-30-2022 RW

After Recording, Return To:
Ketharinath Ramiya
73 Morgan Way
Monroe Township, NJ 08831

LAKESIDE TITLE COMPANY
File No. MD70760-GR
Tax ID # 15-03-2880B-012
Insurer: Old Republic Title Insurance Company
Property Address: 3823 Clifton Avenue, Baltimore, MD 21216

THIS DEED, made this 21ST day of **March, 2022**, by and between **CR of Maryland I, LLC**, a limited liability company of the State of Maryland, GRANTOR, and **Ketharinath Ramiya**, GRANTEE.

WITNESSETH, That for and in consideration of the sum of **Two Hundred Seventeen Thousand Dollars and No Cents ($217,000.00)**, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said **Ketharinath Ramiya**, **as sole owner, his personal representatives and assigns,** in fee simple, all that certain lot of ground lying and being situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING for the same on the southwest side of Clifton Avenue at a point distant 138 feet northwesterly from the bend in said Avenue, said bend being at a point distant 388 feet and 3 inches westerly from the point of intersection of the south side of Clifton Avenue with the line of the west side of Chelsea Terrace, as opened north of Clifton Avenue if produced southerly which place of beginning is also designed to be in the centre line extended of the partition wall there situate, and running thence northwesterly; binding on the southwest side of Clifton Avenue 18 feet thence southwesterly at right angles to Clifton Avenue 125 feet to the northeast side of an alley 10 feet wide, there laid out, thence southeasterly binding on the northeast side of said alley, with the use thereof in common 18 feet to intersect the center line extended southwesterly at right angles to Clifton Avenue through the partition wall mentioned in this description and thence northeasterly, reversing the line so drawn and binding thereon, to and through the center of said partition wall, and continuing the same course in all 125 feet to the place of beginning.

BEING that property which, by Deed dated November 18, 2021, and recorded among the Land Records of Baltimore City in Liber 24058 at folio 348, was granted and conveyed by Jawan Richards, by Katisha Sutton, his lawful Attorney-in-Fact, unto CR of Maryland I, LLC.

All taxes for which assessments have been Received have been Paid as of 04-30-2022 RW
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $3,255.00
04-30-2022 RW