BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 25656 p.317 MSA_CE_164_34813. Date available 3/9/2023. Printed 10/7/2026.

Return to: King Title Company, Inc
25 Hooks Lane, Suite 316,
Baltimore, MD 21208, (410) 486-5464
File No. 28467

I certify that I am an attorney admitted to the Bar of the State of Maryland and the within instrument has been prepared under my supervision.

David Pierce
David Pierce

Affidavit of Intent to Use Electronic Signature (Md. Code, Real Property Title 3, Subtitle 7) 1. I, the undersigned, am over eighteen years of age and competent to testify. 2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(E) as an "electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document." 3. I have done so with the intent to sign the document. 4. My use of the electronic signature was not done for any illegal or fraudulent purposes. I solemnly declare under the penalties of perjury that the contents of the foregoing paper is true to the best of my knowledge, information, and belief.

David Pierce
David Pierce

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
3/2/23 #23007845 $1,650.00
Date Transaction # Amount
Gabriella Blattermann
Authorized Signature

THIS DEED,

Date:	January 20, 2023
Grantor(s):	Shea Bennett
Grantee(s):	Carl Nathaniel Brown
Sale Price:	$165,000.00
County:	Baltimore City
Title Reference:	Liber MB 24510 folio 20

WITNESSETH, That in consideration of the sum of the above sale price, the said Grantor(s) does grant and convey to the said Grantee(s), his personal representatives, successors and assigns, the fee simple interest in all that lot of ground situate in the above County, State of Maryland, and described on the attached Exhibit A.

BEING the same property as described in the deed recorded among the above Land Records in the above title reference.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

AND the said Grantor(s) 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 it will execute such further assurances of the same as may be requisite.

Grantor(s) claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete. As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

All taxes for which assessments have been Received have been paid as of this date
2/14/23
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
3/2/23 #401871 $2,475.00
Date Cash Slip # Amount
Gabriella Blattermann
Authorized Signature