Realty Title Services, Inc.
File No. **SS21-MD-112**
Tax ID # **20-14-2153-100**
Underwriter: **First American Title Insurance Company**

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
11/29/21 | 311647 | $20.00
Date | Transaction # | Amount
Authorized Signature

This Deed, made this 26 day of May, 2021 by and between ANT Properties LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Paulina E. Melendez, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWENTY FOUR THOUSAND AND 00/100 ($24,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Paulina E. Melendez, as sole owner, in fee simple, 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 east side of Bentalou Street at a point distant 139 feet 3 inches northerly from the corner formed by the intersection of the west side of Benatlou Street and the north side of Baltimore Street, which place of beginning is also designed to be in the center of the partition wall there situate, and running thence northerly, binding on the west side of Bentalou Street, 13 feet and 6 inches to the center of the partition wall there situate, thence running westerly through the center of the partition wall last above mentioned 75 feet 6 inches to the center of an alley 11 feet wide there situate, thence running southerly through the center of said alley, with the use thereof in common, 13 feet 6 inches to intersect a line drawn westerly, through the center of the partition wall in this description first above mentioned, and running thence easterly, reversing the line so drawn and binding thereon, and parallel with Baltimore Street 75 feet 6 inches to the place of beginning.

SUBJECT TO covenants, easements and restrictions of record.

Tax ID #20-14-2153-100
Property Address: 10 N. Bentalou Street, Baltimore, MD 21223 — 2153

Being the same property which by deed dated November 30, 2011, and recorded among the Land Records of Baltimore City, Maryland on December 14, 2011, in Liber 13937, in Folio 233, was granted and conveyed by Michel A. Merentie unto ANT Properties LLC, a Maryland Limited Liability Company.

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.

All taxes for which assessments have been Received have been paid as of this date
6/11/21
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
11-29-21 | 375354 | $ 30.00
Date | Cash Slip # | Amount
Authorized Signature

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS

ANT Properties LLC, a Maryland Limited Liability Company

By: _____(SEAL)
Ted Thornton, Sole Member

STATE OF MARYLAND
COUNTY OF Montgomery (or City of Baltimore)

On this 26 day of May, 2021, before me, the undersigned officer, personally appeared Ted Thornton, Sole Member of ANT Properties LLC, a Limited Liability Company, and that he/she/they, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Sole Member.

In witness thereof I hereunto set my hand and official seal.

Signature of notary public

CAROLINA A. MEDRANO ESTRADA
Notary Public
Montgomery County, Maryland
My Commission Expires 12/26/2023

Notary Public
My Commission Expires: 12-26-2023

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

_____ (SEAL)
John B. Daroff, Esq.
J.B. Daroff Law, LLC

AFTER RECORDING, PLEASE RETURN TO:
Realty Title Services, Inc.
10770 Columbia Pike
Suite 250
Silver Spring, MD 20901