

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$2,950.00
09-11-2026 BJ

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$4,755.00
09-11-2026 BJ

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$792.50
TOTAL \$852.50
XAC KMW
Sep 14, 2026 02:18 pm

File No. 26-13080-MD
Tax ID # 053244 040
Address: 2912 Parkwood Avenue Baltimore, MD 21217
Underwriter: CATIC

This Deed, made this 8th day of September 2026, by and between Parkwood Village LLC, a Limited Liability Corporation, Grantor; and Kiana Richard, Grantee.

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED SEVENTEEN THOUSAND AND 00/100 DOLLARS (\$317,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows:

AA
BEGINNING for the third on the southwest side of Parkwood Avenue at the distance of 85 feet northwest from the corner formed by the intersection of the southwest side of Parkwood Avenue and the northwest side of Ruskin Avenue which place of beginning is designed to be at the center of the partition wall between the house erected on the lot now being described and the house erected on the lot next adjoining on the southeast and running thence northwest binding on the southwest side of Parkwood Avenue 14 feet to the center of the partition wall between the house erected on the lot now being described and the house erected on the lot next adjoining on the northwest thence southwest through the center of said last mentioned partition wall and continuing the same course parallel with Ruskin Avenue in all 84 feet to the northeast side of an alley ten feet wide there situate thence southeast binding on the northeast side of said alley with the use thereof in common 14 feet to intersect a line drawn southwest from the place of beginning parallel with Ruskin Avenue and through the center of the partition wall first mentioned in this description and thence northeast reversing said line so drawn and binding thereon 84 feet to the place of beginning.

AND BEING a portion of the same property conveyed to Parkwood Village LLC, a Limited Liability Corporation of the State of Maryland by Deed from Mayor and City Council of Baltimore, a body corporate and a political of the State of Maryland acting by and through the Department of Housing and Community Development dated October 24, 2024, and recorded on January 8, 2025 in Liber 27537, Folio 256 among the Land Records of the City of Baltimore, Maryland.

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 09-11-2026 BJ
Director of Finance
Baltimore City