(1)

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $2,660.00
09-29-2026 BJ

All taxes for which assessments have been Received have been Paid as of 09-29-2026 BJ
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $4,320.00
09-29-2026 BJ

Real Estate Settlements & Escrow, LLC
File No. **MD-70473-RESE**
Tax ID # **08-10-1494-031**

This Deed, made this 18 day of July, 2026 by and between USA Property Partners LLC, a Maryland Limited Liability Company party of the first part, Grantor and Latarsha Michelle Richardson, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 Dollars ($288,000.00), 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 Latarsha Michelle Richardson, her personal representatives and/or assigns 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 south side of Oliver Street at the distance of 327 feet 3 inches easterly from the corner formed by the intersection of the south side of Oliver Street and the east side of Broadway and at the center of a partition wall there situate and running thence easterly binding on the south side of Oliver Street 15 feet to the center of a partition wall there situate thence southerly passing through the center of such partition wall and continuing the same course parallel with Broadway in all 75 feet to the north side of an alley 10 feet wide thence westerly parallel with Oliver Street and binding on the north side of said alley with the use thereof in common 15 feet to intersect a line drawn southerly from the place of beginning passing through the center of the partition wall first mentioned in this description and thence northerly reversing such line and binding thereon parallel with Broadway 75 feet to the place of beginning.

(1)

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $2,660.00
09-29-2026 BJ

All taxes for which assessments
have been Received have been
Paid as of 09-29-2026 BJ
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $4,320.00
09-29-2026 BJ

Real Estate Settlements & Escrow, LLC
File No. **MD-70473-RESE**
Tax ID # **08-10-1494-031**

This Deed, made this 18 day of July, 2026 by and between USA Property Partners LLC, a Maryland Limited Liability Company party of the first part, Grantor and Latarsha Michelle Richardson, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 Dollars ($288,000.00), 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 Latarsha Michelle Richardson, her personal representatives and/or assigns 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 south side of Oliver Street at the distance of 327 feet 3 inches easterly from the corner formed by the intersection of the south side of Oliver Street and the east side of Broadway and at the center of a partition wall there situate and running thence easterly binding on the south side of Oliver Street 15 feet to the center of a partition wall there situate thence southerly passing through the center of such partition wall and continuing the same course parallel with Broadway in all 75 feet to the north side of an alley 10 feet wide thence westerly parallel with Oliver Street and binding on the north side of said alley with the use thereof in common 15 feet to intersect a line drawn southerly from the place of beginning passing through the center of the partition wall first mentioned in this description and thence northerly reversing such line and binding thereon parallel with Broadway 75 feet to the place of beginning.