CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
6/3/2026 #7016 $2280.00
Date Transaction # Amount
Authorized Signature

Case No.: 40-2026-3475
Title Insurer: First American Title Insurance Company
Tax Account No.: 2948-029

UNIVERSAL TITLE
8015 Corporate Drive, Suite G
Nottingham, MD 21236

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid $3750.00
Date 6/3/2026 Cash/Slip # Amount 4
Authorized Signature

THIS DEED

THIS DEED, made this 27th day of April, 2026 and between 3V Development Group LL "Grantor(s)", and Elijah Parker, "Grantee(s)",

WITNESSETH, that for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($250,000.00), receipt of which is hereby acknowledged, and which the Grantor(s) certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said Grantor(s) do/does grant and convey unto the Grantee(s), as sole owner, their successors heirs and/or assigns, in fee simple, all that property situate in Baltimore City, State of Maryland, and more particularly described as follows:

Beginning for the same on the West side of Ayrdale Avenue (formerly known as Lewin Avenue) one hundred and thirty-nine feet, three inches Northerly from the Northwest corner of Belle and Ayrdale Avenues and at a point in the line with the center of the partition wall between the house on the lot now being described and the house on the lot adjoining thereto on the South; And running thence North binding on Ayrdale Avenue twenty-two feet to the South side of a twenty-foot alley there situate, thence Westerly binding on the South side of said alley with the use thereof in common ninety-eight feet, four inches; thence Southerly twenty-two feet, and thence Easterly and through the center of the partition wall in this description mentioned ninety-eight feet, four inches to the place of beginning.

For informational purposes only: The improvements thereon being known as 4002 Ayrdale Ave

2948

Tax ID No. 15-21-2948-029

All taxes for which assessments have been made or which have been paid as of this date
Received
Director of Finance of Baltimore City By