BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29336 p.209 MSA_CE_164_38493. Date available 8/13/2026. Printed 10/31/2026.

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
8-5-26 27000678 $3,180.00
Date Transaction # Amount
Stephanie Flet
Authorized Signature

AFTER RECORDING, PLEASE RETURN TO:
Virginia Carol-Ann Bandura
202 East 31st Street
Baltimore, MD 21218
Property Address: 202 East 31st Street, Baltimore, MD 21218
Tax ID No. 12-19-3876-039
File No. CTN-BA-129391

This Deed, made this 22nd day of July, 20 26, by and between **Hope Diane Murphy,** Grantor and **Virginia Carol-Ann Bandura**, Grantee.

- Witnesseth -

That in consideration of the sum of **Three Hundred Forty Thousand Dollars and No Cents ($340,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor, does hereby grant and convey to the said Grantee, Virginia Carol-Ann Bandura, as sole owner, his/her personal representatives, heirs and assigns in FEE SIMPLE, all that lot of ground situate in Baltimore City in the State of Maryland and described as follows, that is to say:

BEGINNING for the same on the north side of Thirty-First Street at the distance of One Hundred fifty-three feet three inches easterly from the northeast corner of Calvert and Thirty-first Streets which point of beginning is in the centre of the partition wall between the house on the lot now being described and the house on the lot adjoining thereto on the west and running thence easterly binding on the north side of Thirty-first Street fourteen feet eleven inches to the centre of the partition wall there situate thence northerly parallel with Calvert Street and passing through the centre of last mentioned partition wall and continuing the same course in all one hundred fifty-nine feet seven inches to the south side of an alley fifteen feet wide thence westerly binding on said last mentioned alley fourteen feet eleven inches and thence southerly parallel with Calvert Street and passing through the centre of the partition wall in this description first mentioned one hundred fifty-nine feet seven inches to the place of beginning.

For informational purposes only: The improvements thereon are known as 202 E 31st St -3876

Tax ID No.: 12-19-3876-039

All taxes for which assessments have been Received have been paid as of this date
8-5-26
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
8-5-26 456935 $5,100.00
Date Cash Slip # Amount
Stephanie Flet
Authorized Signature