CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
8/18/26 #0964 $2080.00
Date Transaction # Amount
Authorized Signature

Dulaney Title & Escrow, LLC
File No. **26-P-167**
Tax ID # **27-02-5760-037**

This Deed, made this 30th day of July, 2026, by and between **Lance E. Ignatowski** and **Robert J. Ignatowski**, GRANTORS, and **Erika Lynn Bumbry**, GRANTEE.

Witnesseth –

That in consideration of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, 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 at a point on the Northeastern line of Evergreen Avenue 24.88 feet Northwesterly at the corner formed by the intersection of said Northeastern line of Evergreen Avenue with the Northwestern line of Walther Avenue, said point of beginning being in line with the center of the partition wall erected between the house erected on the lot now being described and the house on the lot adjoining thereto on the Southeast; and running thence binding along said Northeastern line of Evergreen Avenue North 47 degrees 24 minutes 40 seconds West 34.33 feet thence North 42 degrees 35 minutes 20 seconds East 79.89 feet to a point on the Southwestern line of an alley 10 feet wide there situate; thence binding along the Southwesterly line of said alley with the use thereof in common with others entitled thereto, South 53 degrees 10 minutes 58 seconds East 34.50 feet to a point in the line with the center of the partition wall heretofore mentioned, thence South 42 degrees 35 minutes 20 seconds West to and through the center of said partition wall and continuing the same course in all 83.15 feet to the point of beginning.

The improvements thereon being known as No. **3624 Evergreen Avenue.** → 5760

Tax ID# 27-02-5760-037

BEING the same property which, by Deed dated July 24, 2017, and recorded among the Land Records of the City of Baltimore, State of Maryland, in Liber No. 19438, folio 00174, was granted and conveyed by Wilma D. Kellam unto Lance E. Ignatowski and Robert J. Ignatowski.

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.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Erika Lynn Bumbry, as sole owner, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.