BALTIMORE CITY CIRCUIT COURT (Land Records) FMC 10081 p.53 MSA_CE_164_19234. Date available 10/26/2007. Printed 11/2/2026.

After recording, return to
Khalid Salah-Eddine
P.O. Box 3206
Fairfax, VA 22038

BK 10081 PG 0053

DEED

THIS DEED, made this 8th day of September, **2007** by and between **EDWARD J. GALLAGHER,** Director of Finance and Collector of State Taxes for the City of Baltimore, party of the first part ("Grantor"); and KHALID SALAH-EDDINE, party of the second part ("Grantee").

WITNESSETH, Whereas, State and City taxes on the lot of ground hereinafter described, having been due and unpaid, the Director of Finance and Collector of State Taxes, after having given due notice and having complied with all other prerequisites provided by law, did sell said property on May 9, 2005, to KHALID SALAH-EDDINE; and

WHEREAS, the said property has not been redeemed and the purchase money has been paid; and

WHEREAS, by Decree of the Circuit Court for Baltimore City dated 08/06/2007, it was ordered that a leasehold title to the said property should vest in KHALID SALAH-EDDINE, as will more fully appear from proceedings relating thereto, entitled:

KHALID SALAH-EDDINE, Plaintiff

Vs (24 - C - 06 - 010954)

T & L PROPERTIES III, INC., et al, Defendants

NOW, THEREFORE, THIS DEED WITNESSETH that in consideration of One Thousand One Hundred Eleven And 29/100 **Dollars ($1111.29)**, the receipt of which is hereby acknowledged, the said Edward J. Gallagher, Director of Finance and Collector of State Taxes in the city of Baltimore, by virtue and in pursuance of the power and authority in him vested, does grant and convey unto grantee, in leasehold, all that lot of ground situate, lying or being in Baltimore City, State of Maryland aforesaid, and being known on the tax rolls of the Director of Finance as Lot Size 15 X 78-6 Ward 16 Section 08 Block 0096 Lot 021, better known as 740 North Fulton Avenue.

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TOGETHER with the buildings and improvements thereupon, and all the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises described hereinafter unto and to the use of said Grantee, and his heirs and assigns, for all the residue of the term of years yet to come and unexpired therein with the benefit of renewal forever; subject to the payment of the annual ground rent of $108.00 payable half– yearly on the 1st days of January and July in each and every year.

All taxes for which assessments have been received have been paid as of this date October 17, 2007
Director of Finance of Baltimore City by

CITY OF BALTIMORE, MARYLAND
Bureau of Treasury Management, Transfer Tax Division
Transfer Tax Paid

10/17/2007	174259	$16.67
Date	Cash Slip #	Amount

Carol J. Nelson