**Lawyers Express Title, LLC**
File No. **26-8636**
Tax ID # **01-08-1865-050**

**DEED**

**THIS DEED** is made this 1ST day of MAY, 2026, by and between **William York Heavner and Julia Marie Heavner,** parties of the first part, as Grantors, and **Jennifer Leonard**, party of the second part, as Grantee.

- Witnesseth -

That for and in consideration of the sum of FIVE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($505,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors hereby grant, convey and assign to the said Jennifer Leonard, as sole owner, her assigns, the survivor of her and the survivor's heirs, personal representatives and 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 west side of Luzerne Avenue at the distance of Two Hundred and Seventy-two feet and six inches south from the corner formed by the intersection of the west side of Luzerne Street and the south side of Lancaster Street which place of beginning is designed to be at the centre of an alley two feet wide between the house on the lot now being described and the house on the lot next adjoining on the north and running thence south binding on the west side of Luzerne Street twelve feet and six inches to the centre of the partition wall between the house on the lot now being described and the house on the lot adjoining on the south thence running west parallel with Lancaster Street and through the centre of said partition wall lastly mentioned in the description of this lot to the end thereof and continuing the same course in all seventy feet to the east side of an alley ten feet wide there being, thence north binding on the east side of said alley with the use and privilege thereof in common twelve feet six inches to intersect a line drawn west from said place of beginning, through the centre of said alley two feet wide first mentioned in the description of this lot with the use and privilege thereof in common and thence reversing the line so drawn and binding thereon seventy feet to the place of beginning.