BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29537 p.81 MSA_CE_164_38694. Date available 10/22/2026. Printed 10/26/2026.

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
10/9/26 2012 $3000.00
Date Transaction # Amount
Authorized Signature

Recording requested by:
TTG Title Group

After Recording Return To:
Terrel Blackston
205 East 32nd Street
Baltimore, MD 21218

File Number: 26-100956
Parcel ID: 12 190 3876 022

DEED

This DEED, made this 18th day of September, 2026, by and between **Brian S. Olson and Sarah M. Richardson, husband and wife, as joint tenants**, (henceforth referred to as "Grantors"), for consideration paid, grant to **Terrel Blackston, a single man**, (henceforth referred to as "Grantee"),

WITNESSETH, that for and in consideration of the sum total of $382,000.00, receipt of which is hereby acknowledged, and which the Grantors does grant unto the Grantee, in fee simple, 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 Grantors do grant and convey to the Grantee Terrel Blackston, a single man the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in the BALTIMORE CITY, MARYLAND and describes as follows:

Beginning for the same on the line of the south side of Thirty-second Street at the distance of 128 feet west from the corner formed by the intersection of the south side of Thirty-second Street and the west side of Guilford Avenue which place of beginning is intersected by the line of the west side of an alley 12 feet wide there situate running thence west and binding on the line of the south side of Thirty-second street 22 feet 10 inches to a point in line with the center of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground adjoining to the west thence running southerly to and through the center of said partition wall and continuing the same course in all parallel with Guilford Avenue 100 feet to the north side of an alley 10 feet wide there situate thence easterly binding along the north side of said 10 foot alley with the use thereof in common 22 feet 10 inches to the line of the west side of said 12 foot alley first above mentioned thence northerly and binding along the west side of said 12 foot alley with the use in common and parallel with Guilford Avenue 100 feet to the line of the south side of Thirty-second Street the place of beginning.

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
10/9/26 469522 $5,730.00
Date Cash Slip # Amount
Authorized Signature

All taxes for which assessments have been
Received have been paid as of this date
10/6/26
Director of Finance of Baltimore City By