BOOK: 29511 PAGE: 113

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
10/5/26 1921 $2580.00
Date Transaction # Amount
Authorized Signature

In-House Title Co.
File No. **IHT-26-3938**
Tax ID # **08-13-1553-038**
Underwriter: **Old Republic National Title Insurance Company**

1/5

This Deed, made this 25th day of September, 2026 by and between 2200 East Biddle LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Jala Nirell Sanders, Sole Owner, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 ($279,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Jala Nirell Sanders, Sole Owner, her 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:

1553 - BEGINNING FOR THE SAME on the south side of Biddle Street at the distance of 307 feet easterly from the southeast corner of Collington Avenue and Biddle Street which beginning is designed to be at the center of a division wall between the house erected on the lot now being described and the house erected on the lot next adjacent thereto on the west, and running thence easterly binding on the south side of Biddle Street 14 feet to the center of a division wall between the house erected on the lot now being described and the house erected on the lot next adjacent thereto on the east, thence southerly passing through the center of said last mentioned division wall and continuing the same course in all 70 feet to the north side of an alley 10 feet wide there situate, and running parallel with Biddle Street, thence westerly binding on the north side of said ally with the use thereof in common 14 feet to a point which would be intersected by a line drawn southerly from the place of beginning and parallel with Collington Avenue, and thence northerly reversing said line and passing through the center of the division wall first mentioned in this description in all 7 feet to the place of beginning.

For informational purposes only: The property being known as 2345 East Biddle Street, Baltimore, MD 21213.

All taxes for which assessments have been Received have been paid as of this date 10/5/26
File No. IHT-26-3938
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
Deed - Individual
10/5/26 459326 $ 4198.50
Date Cash Slip # Amount
Authorized Signature