TurnKey Title, LLC
File No.: **26-090037**
Tax ID #: **13-12-3501-047**
Title Insurer: **Stewart Title Guaranty Company**

This Deed, made this 3rrd day of November 2026, by and between Anne G. Millar, party of the first part, Grantor; and Sarah Sparks and Lindsey Nelson, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Seventy Thousand And 00/100 Dollars ($370,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Sarah Sparks and Lindsey Nelson, as tenants by the entirety unto the survivor of them, his or her heirs 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 northeast side of Puritan Street at the distance of 119 feet 6 inches northwesterly from the intersection of the northeast side of Puritan Street with the division line as fixed by Deed between Mount Vernon Company, D.M. Newbold, et al., dated October 8, 1891, and recorded among the Land Records of Baltimore City in Liber J.B. No. 1363, folio 401, etc., being at a point in a line with the center of the stud partition between the house on this lot and the house adjoining on the southeast and running thence binding on the northeast side of Puritan Street North 59 degrees 22 minutes west 40 feet thence north 31 degrees 48 minutes east 110 feet ¼ inch to the southwest side of an alley 12 feet wide thence binding on the southwest side of said alley with the use thereof in common south 59 degrees 22 minutes east 40 feet and thence to and along the center of the stud partition aforesaid and continuing the same direction south 31 degrees 48 minutes west 110 feet ¼ inch to the beginning.

Also all the right, title, and interest of the said grantors in and to the following: That part of the bed of Puritan Street which is on the southwest side of and adjoins the property above described extending from the southwest line of said property to the center of said street; and that part of the bed of the 12 foot alley which is on the northeast side of and adjoins the property above described extending from the northeast line of said property to the center of said alley provided, however, that such portions of said street and alley be left open for the use in common of the owners of the properties abutting on the same.

The improvements thereon being known as 710 Puritan Street, Baltimore, MD 21211

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BEING the fee simple property which, by Deed dated October 4, 1999, and recorded on October 20, 1999 in the Land Records of the City of Baltimore, Maryland, in Liber 8943,

Folio 354, was granted and conveyed by Michael J. Salconi unto Ronald N. Millar and Anne G. Millar.

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 Sarah Sparks and Lindsey Nelson, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

Anne G. Millar {Seal}

STATE OF MARYLAND, ~~COUNTY OF~~ City of Baltimore, to wit:

I hereby certify that on this 3rd day of November, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Anne G. Millar, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

FRANKIE LYNN FORAME
Notary Public - State of Maryland
Prince George's County
My Commission Expires Aug 22, 2027

Notary Public
My commission expires: 8/22/2027

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

V. Peter Markuski Jr., Attorney

AFTER RECORDING, PLEASE RETURN TO:
TurnKey Title, LLC
1641 State Route 3, N
Suite 202
Crofton, MD 21114