Tax ID# 08-25-4188-042

# CERTIFICATE OF SATISFACTION

Know All Men By These Presents:

That Superior Settlement Services, LLC does hereby acknowledge that the indebtedness secured by a certain deed of trust made by **BBMD Ventures LLC**, dated May 3, 2016, and recorded among the Land Records of the State of Maryland, in Liber 18178, folio 166, and which encumbers the real property described in Exhibit A hereto, has been fully paid and discharged; that Superior Settlement Services, LLC was, at the time of satisfaction, the holder of the deed of trust note/mortgage; and that the lien of the deed of trust/mortgage is hereby released.

Witness the hands and seals of the holders of the said deed of trust note/mortgage this 7th day of January, 2019.

In witness whereof, the holder of said deed of trust note/mortgage has caused this instrument to be executed on its behalf by its agent this 7th day of January, 2019.

Superior Settlement Services, LLC
15 Sudbrook Lane
Pikesville, MD 21208

By: _____
Steve Bond, Authorized Agent

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 7 day of January, 2019, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Steve Bond, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

JOSHUA B SHEIN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JAN. 11, 2022

_____
Signature of Notary Public

My Commission Expires: 1-11, 2022

After recording return to:
Armour Settlement Services, LLC
10220 South Dolfield Road
Suite 200
Owings Mills, MD 21117

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 20927, p. 0421, MSA_CE164_30084. Date available 03/15/2019. Printed 07/21/2025.

Exhibit "A"
Legal Description

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 AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEAST SIDE OF MARECO AVENUE, AND THE NORTHWEST SIDE OF ANNETTA AVENUE RUNNING THENCE NORTHWESTERLY BINDING ON THE NORTHEAST SIDE OF MARECO AVENUE, 19 FEET TO A POINT IN A LINE WITH THE CENTER OF THE PARTITION WALL THERE SITUATE, THENCE NORTHEASTERLY TO AND THROUGH THE CENTER OF SAID PARTITION WALL, AND CONTINUING THE SAME COURSE IN ALL 80 FEET TO THE SOUTHWEST SIDE OF A 15 FOOT ALLEY THERE LAID OUT THENCE SOUTHEASTERLY BINDING ON THE SOUTHWEST SID EOF SAID ALLEY WITH THE USE THEREOF AND OF THE ALLEY CONNECTING THEREWITH IN COMMON 19 FEET TO THE NORTHWEST SIDE OF ANNETTA AVENUE; THENCE SOUTHWESTERLY BINDING ON THE NORTHWEST SIDE OF ANNETTA AVENUE, 80 FEET TO THE PLACE OF BEGINNING.

The improvements thereon being known as 3122 Mareco Avenue, Baltimore, MD 21213
Property Tax Identification Number: 08-25-4188-042

4/1866 B

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 20927, p. 0422, MSA_CE164_30084. Date available 03/15/2019. Printed 07/21/2025.

4001

48 #1

41884

Register 01
LR - Release Recording
Fee 10.00
Name: BBMD VENTURES LLC
Ref: 3122 MARECO AVENUE
LR - Release Surcharge
40.00
==========
SubTotal: 50.00
==========
Total: 200.00
03/06/2019 02:41
CC24-KG
#11752302 CC0801 -
Baltimore City
Mitchell/CC08.01.01 -

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 20927, p. 0423, MSA_CE164_30084. Date available 03/15/2019. Printed 07/21/2025.