

Res Hill with Homeownership Covenants
CHD Authority

DEED

WHEREAS, pursuant to the power and authority contained in the provisions of Paragraph 15, Article II of the Baltimore City Charter, 1996 Edition and 2000 Supplement and Article 13 of the Baltimore City Code- 1983 Replacement Volume of the 1976 Edition, the City has sold the property hereinafter described unto the party of the second part, at and for the sum of \$85,000 subject to and with the benefit of the terms, conditions, covenants, provisions, restrictions, easements and reservations as set forth in the Residential Contract of Sale, including the Reservoir Hill Homeownership Addendum approved by the Board of Estimates on October 27,2004, the addendum of which is attached hereto and made a part hereof and herein called "Homeowner Covenants".

WHEREAS, the Developer has complied with those provisions of the Residential Contract of Sale, including the Homeowner Covenants, which are prerequisite to the transfer of title to the Property from the City and is now entitled to a Deed effectuating such transfer.

WHEREAS, the actual consideration paid or to be paid for the conveyance of the real property descried is Eighty Five Thousand Dollars (\$85,000); and

WHEREAS, the total payment per Section 10-912 (b) of the Tax-General Article of the Annotated Code of Maryland is _______ Dollars (\$_______); and

WHEREAS, the transferor, the Mayor and City Council of Baltimore, is a resident entity as defined in Section 10-912 (a) (4) of the Tax-General Article of the Annotated Code of Maryland;

WHEREAS, the provisions of Section 10-912 (c) of the Tax-General Article of the Annotated Code of Maryland are not applicable to the transfer of the real property by the Mayor and City Council of Baltimore, which is exempt pursuant to Section 10-912 (d) (4); and

WHEREAS, Ordinance No. 99-525 (Article 13, Section 2-7 (h), approved November 11, 1999), authorizes the City to dispose of the property (hereinafter described); and

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Date	Cash Slip #	Amount
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NOW THEREFORE, in consideration of the premises and the sum of Eighty Five Thousand Dollars (\$85,000) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, said party of the first part does hereby grant and convey unto the said party of the second part, **their successors and assigns**, all that lot of ground situate in Baltimore City, State of Maryland, and being more particularly described in "Exhibit A" attached hereto and made a part hereof, subject to and with the benefit of the terms, conditions, covenants, provisions, restrictions, easements and reservations set forth in the Homeowner Covenants, all courses and distances in the description of the Property herein set forth are referred to the true meridian as adopted by the Baltimore City Survey Control System.

RESERVING unto the party of the first part, and its assigns, all of its right, title and interest in and to the beds of all streets and alleys abutting the property herein described, subject however, to use of said streets and alleys in common with others entitled thereto.

TOGETHER with the improvements thereon and all the right, alleys, ways, waters, privileges, appurtenances, thereto belonging or in anywise appertaining. If the Developer does not intend to occupy the property, Developer agrees to renovate and sell the property to an owner occupant. The City shall have the right to re-enter and take possession of the property and to terminate and revest in the City the entire estate and title interest of the Developer in this property, in the event that Developer within 18 months of the date of settlement, fails to complete the renovations of the property in accordance with the approved construction plans, to obtain a Certificate of Occupancy for the property and to convey the property to a purchaser/owner who will actually and continuously occupy the property.

TO HAVE AND TO HOLD the said parcel of land hereinbefore described and hereby intended to be conveyed unto and to the proper use and benefit of the party of the second part, IN FEE SIMPLE;

SUBJECT TO AND WITH THE BENEFIT OF the terms, conditions, covenants, provisions, restrictions, easements and reservations set forth in the Homeowners Covenants.

AND the said party of the first part hereby covenants that it has done no act to encumber the property hereby granted, that it will warrant specially the property hereby conveyed and that it will execute such further assurances of the same as may be requisite.]

[SIGNATURE PAGE FOLLOWS]



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IN WITNESS WHEREOF, the parties of the first part have caused these presents to be executed effective as of the day and year herein above first written.

ATTEST:

Mayor and City Council of Baltimore, a body corporate and politic and a political subdivision of the State of Maryland, acting by and through the Department of Housing and Community Development

Custodian/Alternate Custodian of the City Seal

Paul T. Graziano, Commissioner

Chief Solicitor

STATE OF MARYLAND, CITY OF BALTIMORE TO WIT:

I HEREBY CERTIFY, that on this 8th Day of Decombo. 2004, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Paul T. Graziano, who acknowledged himself to be the Commissioner of the Department of Housing and Community Development and that he, as such Commissioner, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing in my presence, the name of the Mayor and City Council of Baltimore acting by and through the Department of Housing and Community Development by himself as such Commissioner

AS WITNESS my hand and Notarial Seal

Carol K. Curtes
Notary Public

My Commission Expires 5 - 1 - 08



Res Hill with Homeownership Covenants DCHD Authority

IN WITNESS WHEREOF, the parties of the second part have caused these presents to be executed effective as of the day and year herein above first written.

WITNESS/ATTEST:	BUYER:
Name:	Name: Residt Thimpson by his Attorny in Fast
STATE OF MARYLAND, hww	Name: Marily Thompson by his Albany in
I HEREBY CERTIFY, that on this	
AS WITNESS my hand and Notarial Seal Notary Public My Commission Expires Notary Public Notar	COLLEGIANT DE CONTROL
This is to certify that the within instrument has of the undersigned Maryland Attorney.	nas been prepared by or under the supervision
, Attorney	



Res Hill with Homeownership Covenants DCHD Authority

EXHIBIT A (Legal Description)

BEGINNING FOR THE SAME ON THE WEST SIDE OF BOLTON STREET (FORMERLY ROBERT AVENUE) AT THE DISTANCE OF THIRTY-FIVE FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WEST SIDE OF BOLTON STREET AND THE NORTH SIDE OF LENNOX STREET AND RUNNING THENCE NORTHERLY BINDING ON THE WEST SIDE OF BOLTON STREET EIGHTEEN FEET THENCE WESTERLY PARALLEL WITH LENNOX STREET ONE HUNDRED FIFTY- THREE FEET TEN AND ONE—HALF INCHES TO THE CENTER OF A TWENTY FOOT ALLEY THENCE SOUTHERLY BINDING ON THE CENTER OF SAID ALLEYEIGHTEEN FEET AND THENCE EASTERLY PARALLEL WITH LENNOX STREET ONE HUNDRED FIFTY-THREE FEET TEN AND ONE-HALF INCHES TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON BEING KNOWN AS NUMBER BOLTON STREET.



After Recording, Please Return To:
AXIS TITLE GROUP
6021 UNIVERSITY BLVD. SUITE 540
ELLICOTT CITY, MD 21043

Attorney Certification

THIS IS TO CERTIFY that the within instrument was prepared under the supervision of the undersigned, an ATTORNEY dully admitted to practice before the COURT OF APPEALS of Maryland.

Luke (ooper, Attorney

1 859.89 1,315.89 1,315.89 RCP1 # 84142 81k # 378 82:81 F#

. Date available 02/07/2006. Printed 12/18/2023.

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9/15/2005 at 10:26 AM

I, Xavior A. Conaway, Clerk of the Circuit Court for Baitimore City, hereby certify that this is a true copy from the record in this court. Witness the hand and act of the undersigned this 18th day of <u>December</u>, 2023.

Clerk of the Circuit Court for Baltonore City



