

***** GROUND RENT REGISTRATION APPROVAL SHEET *****

DOCUMENT CODE GREG COUNTY CODE 03

03-14-13-0341-015



REAL PROPERTY # 03-14130341 815
RCK # 1800381997185834
PAGES: 0003
1737 MCCULLOH ST
BALTIMORE, MD 21217-3438

08/28/2008 RT 08:39 AM MON 0001536121

FEE REMITTED

	Base Fee:	\$10.00
(13) Additional Registrations	Other:	\$38.00
()	Other:	
()	Other:	
TOTAL FEES:		\$48.00

Check XXXX Cash _____
14 Documents on 1 Checks
 Approved By: _____ 03
 Keyed By: _____

COMMENT(S):

*****PLEASE NOTE*****
 THERE IS NO CURRENT GROUND RENT DEED
 INFORMATION PROVIDED
 RECORD AS IS

Code: _____
 Attention: _____
 Mail Name and Address

ALBRITE SERVICE CORPORATION

 2529 Barclay Street

 Baltimore, Md 21218

Stamp Work Order and Customer Number HERE

5 of 12

Office Use Only

GROUND RENT REGISTRY
 (Please Read Instructions Before Completing This Form)

1. SDAT Real Property Tax Identification Number of the Property Subject to the Ground Lease:

03 _____
 County Code (See Instructions) Identification Number (up to 44 digits)

Co. Code	Ward	Section	Block	Lot
03	14	13	0341	015

For Baltimore City Only

2. Premise Address of the Property Subject to the Ground Lease:

1737 McCulloh Street Baltimore MD 21217
 Street Address City State Zip

3. Name and Address of Ground Lease Tenant: Baugh, Chris
 Name (Last, First, M.I.)

1704 Madison Street Baltimore MD 21217
 Street Address City State Zip

4. Name of County or Baltimore City where the Property is Located:

Baltimore City
 County Name

5. Deed Reference Information for the Current Ground Rent Deed:

2128 580 SEB 1968
 Book Page Clerk's Initials Year Recorded

6. Range of Years in Which the Ground Lease was Created:

- Prior to April 8, 1884; Between April 6, 1888 and July 1, 1962; or
 Between April 8, 1884 and April 8, 1888; July 2, 1962 or later

7. Total Annual Ground Rent Amount: \$ 140.00

8. Rent Payment Due Dates:

- Annually on _____ Quarterly on _____
 Semi-Annually on April 1st and October 1st Other _____

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6 DEED OF TRUST

FROM

JOHN W. SEBREE, JR. and

ELIZABETH SHIRLEY SEBREE, h/w

5496

TO

GENE D. KLASSING and

JOHN THALBERG, JR.

Trustees

Received For Record

RECEIVED FOR RECORD

JUN 13 1988 11:49 AM

RECORDED IN LIBER

SEB. No. 2123 FOLIO 326

ONE OF THE RECORDS OF

BALTIMORE CITY AND EXAMINED

PER [Signature]

[Signature]

Please Return To:

Coody & Parley, Attorneys

400 Allegheny Avenue

Towson, MD 21286

4990
2020

(Place Above This Line For Recording Date)

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on JUNE 2 1988. The grantor is JOHN W. SEBREE, JR. and ELIZABETH SHIRLEY SEBREE, his wife of Baltimore City, Maryland ("Borrower"). The trustee is GENE D. KLASSING and JOHN THALBERG, JR. ("Trustee"). The beneficiary is BRADFORD FEDERAL SAVINGS BANK ("Lender"). The beneficiary is under the laws of the United States and whose address is 6900 YORK ROAD Baltimore, Maryland 21212. Borrower owes Lender the principal sum of Twelve Thousand and 80/100 Dollars (U.S. \$12,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on July 1, 2004. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Baltimore City, Maryland:

LIBER 123 PAGE 560

5496

BEGINNING FOR THE SAME on the southwest side of Sylvan Avenue, at the distance of 75 feet northwesterly from the northwest side of Harford Road before the widening thereof in 1927, said point of beginning now being 59.39 feet, more or less, from the northwest side of Harford Road, as now widened; and running thence along the southwest side of Sylvan Avenue, north 54 degrees 15 minutes west, a distance of 50 feet; thence south 39 degrees 27 minutes west 136 feet 8 inches; thence south 54 degrees 15 minutes east 50 feet to meet a line drawn southwesterly from the place of beginning; thence, reversing said line so drawn and binding thereon, north 39 degrees 27 minutes east 136 feet 8 inches to the place of beginning. The improvements thereon being known as No. 2925 Sylvan Avenue.

SUBJECT to restrictions in Liber S.C.L. No. 3733, folio 524, and in W.P.C. No. 328, folio 597.

SUBJECT to pole agreement in Liber W.P.C. No. 383, folio 326.

BEING the same property described in a deed from Ann K. Gill to John W. Sebree, Jr. and Elizabeth Shirley Sebree, his wife, dated February 11, 1976 and recorded among the Land Records of Baltimore City in Liber R.H.B. No. 3319, folio 769.

SUBJECT to the payment of the ground rent of Ninety-six (\$96.00) Dollars, payable in equal semi-annual installments on the 17th days of May and November in each and every year.

The Mortgagors covenant and certify that they are the original mortgagors, that the property is their principal residence, and that the unpaid principal amount of the existing mortgage which is being refinanced is \$3,314.86.

which has the address of 2925 Sylvan Avenue Baltimore Maryland 21214 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

MARYLAND—Single Family—FIMA/FIDM/C UNIFORM INSTRUMENT


FORM 302E 12/83
ONE OF SEVERAL AND FORMS
200000, 2.

80712

*****GROUND RENT REGISTRATION APPROVAL SHEET*****

DOCUMENT CODE GREG COUNTY CODE 03

03-14-13-0341-15

 1808361885517853
REAL PROPERTY # <u>23-14138341 015</u> ACK # <u>1808361885517853</u> PAGES: <u>0003</u> 1737 MCCULLOH ST, BALTIMORE, MD 21217-3435 10/31/2007 AT 12:36 PM HON 0001485823

FEE REMITTED

	Base Fee:	<u>\$10.00</u>
(<u>48</u> Additional Registrations)	Other:	<u>\$144.00</u>
()	Other:	_____
()	Other:	_____
TOTAL FEES:		<u>\$154.00</u>

Check XXXX Cash _____
49 Documents on I Checks
 Approved By: 03
 Keyed By: _____
 COMMENT(S):

Code _____
 Attention: _____
 Mail: Name and Address

M. Virginia Price

300 Den Kirk Road

Baltimore, Maryland 21212-1813

Stamp Work Order and Customer Number HERE

CUST ID: <u>0002042788</u> WORK ORDER: <u>0001485823</u> DATE: <u>11-03-2007 10:49 AM</u> AMT. PAID: <u>\$154.00</u>

90F12

Office Use Only

RECEIVED
 DEPARTMENT OF
 ASSESSMENTS & TAXATION
 2008 OCT 31 P 12:36

GROUND RENT REGISTRY
 (Please Read Instructions Before Completing this Form)

1. SDAT Real Property Tax Identification Number of the Property Subject to the Ground Lease:

County Code (See Instructions)

Identification Number (up to 14 digits)

Co. Code	Ward	Section	Block	Lot
03	14	13	0341	15

For Baltimore City Only

2. Premise Address of the Property Subject to the Ground Lease:

1737 McCulloh St Baltimore MD 21217-3435
 Street Address City State Zip

3. Name and Address of Ground Lease Tenant: Bragall, Chris & Oishi, Yoko
 Name (Last, First, M.I.)

1704 Handson Street Baltimore MD 21237
 Street Address City State Zip

4. Name of County or Baltimore City where the Property is Located:

Baltimore City
 County Name

5. Deed Reference Information for the Current Ground Rent Deed:

0677 408 SEB 1985
 Book Page Clerk's Initials Year Recorded

6. Range of Years in Which the Ground Lease was Created:

- Prior to April 8, 1884; Between April 6, 1888 and July 1, 1982; or
 Between April 8, 1884 and April 5, 1888; July 2, 1982 or later

7. Total Annual Ground Rent Amount: \$ 90.00

8. Rent Payment Due Dates:

- Annually on: _____ Quarterly on: _____
 Semi-Annually on: April 10 & Oct. 10 Other: _____

and Address of Current Lessee Holder:

MYRLE E. WAKEMAN A/K/A M. Virginia Price

300 Dunkirk Road Baltimore MD 21212-1813
Address City State Zip

and Address of the Person or Entity to Whom Current Rent Payment is Made Payable and Mailed:

M. VIRGINIA PRICE

300 Dunkirk Rd. Baltimore MD 21212-1813
Address City State Zip

Form was Prepared: 11-30-87

Instructions for the amount of registration fee to be furnished with this form and the mailing address for its

NO TITLE EXAMINATION

THIS DEED, Made this 6th day of October, in the year One Thousand Nine Hundred and Eighty-Five, by and between CHARLES J. EVERIST, widower, of Baltimore City, State of Maryland, party of the first part, Grantor, and MYRL E. WAKENAN, of Baltimore City, State of Maryland, party of the second part, Grantee.

WITNESSETH, that for and in consideration of the sum of FIVE DOLLARS (\$5.00), and other good and valuable considerations, (the actual consideration paid or to be paid being Zero Dollars), the receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the party of the second part, her personal representatives and assigns, in fee simple, but reserving unto the said party of the first part an estate for and during the term of his natural life, together with full powers of disposition as hereinafter set forth, all those lots of ground situate, lying and being in Baltimore City, in the State of Maryland, which are described as follows:

THE FIRST THEREOF being known as No. 1240 James Street.

BEING all that fifthly described lot of ground which by Lease dated October 10, 1895, and recorded among the Land Records of Baltimore City in Liber J.B. No. 1583, Folio 49, was demise and leased by Augustus D. Clemens, Jr. and wife, to Jacob Gerwig, at and under the annual ground rent of Forty-Six Dollars (\$46.00), issuing and payable out of said lot of ground, in equal half-yearly installments on the first days of January and July, in each and every year.

THE SECOND THEREOF being known as No. 2668 West Franklin Street.

BEING all that firstly described lot of ground which by Lease dated September 23, 1925, and recorded among said Land Records in Liber S.C.L. No. 4461, Folio 241, was demise and leased by The Wolcott Realty Company to Daniel F. Ludlow, at and under the annual ground rent of Ninety Dollars (\$90.00), issuing and payable out of said lot of ground in equal half-yearly installments on the first days of February and August, in each and every year.

THE THIRD THEREOF being known as No. 1737 McCullough Street.

BEING all that thirdly described lot of ground which by Lease dated April 10, 1886, and recorded among said Land Records in Liber J.B. No. 1091, Folio 92, was demise and leased by John Rubner and wife, to Frederick Stamp,

TRANSFER TAX NOT REQUIRED
CHARLES J. EVERIST
MYRL E. WAKENAN

260

271

341

4-57 VOL 50
2-10 0 #
-21A R VOL 50

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