

Aestar LLC
File No. 20-0001
Tax ID # 21 020284031A
Property Address: 824 Ryan Street, Baltimore, MD 21230
Title Insurer: Fidelity National Title Insurance Company

This Deed, made this 29th day of January, 2020, by and between **Yuzhou ZHENG** and **Yuanmei LIU**, as joint tenants, GRANTORS, and **Ze WANG**, A Married Man, as sole owner, in fee simple, GRANTEE.

Witnesseth –

That in consideration of the sum of Two Hundred Eighty-Seven Thousand and 00/100 Dollars (\$287,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

All that lot of ground Situate in the County of Baltimore City, State of Maryland and described as follows, that is to say:

Being known and designated as 824 Ryan Street as shown on a plat entitled "Camden Crossing" recorded among the plat records of Baltimore City, Maryland at Plat Book FMC 3688.

For Information Only. Property Address: 824 Ryan Street, Baltimore, MD 21230
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Being the same property conveyed to YUZHOU ZHENG AND YUANMEI LIU, AS JOINT TENANTS from CAMDEN ASSOCIATES LLC by deed dated 9/6/2013 and recorded 9/13/2013 in the land records of Baltimore City County in Book 15623, Page 432.

Being a portion of the property conveyed to CAMDEN ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY from MAYOR & 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 by deed dated 11/22/2002 and recorded 11/25/2002 in the land records of Baltimore City County in Book 3114, Page 1.

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 Ze WANG, A Married Man, as sole owner, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

[Signature]
Witness
[Signature]
Witness

[Signature] (SEAL)
Yuzhou ZHENG
[Signature] (SEAL)
Yuanmei LIU

STATE OF New Jersey } ss
CITY OF Montville

I hereby certify that on this 28th day of January, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Yuzhou ZHENG and Yuanmei LIU, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.

JOHANNA E MONTALVO
Notary Public
State of New Jersey
My Commission Expires Sep. 9, 2024
I.D.# 2459331

[Signature]
Notary Public
My Commission Expires: September 9th, 2024

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.

[Signature]
Jonathan D. Kan, Esq.
Maryland State BAR No. 1712130277

AFTER RECORDING, PLEASE RETURN TO:
Aestar LLC
15881-B Crabbs Branch Way
Rockville, MD 20855

