

Lawyers Express Title, LLC
File No. **26-8923**
Tax ID # **17-04-0454-031**

DEED

THIS DEED is made this 30 day of June, 2026, by and between Dominion Properties, LLC, a Maryland limited liability company, party of the first part, as Grantor, and Todd Barnes, party of the second part, as Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$280,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign to the said Todd Barnes, as Sole Owner, his assigns, the survivor of him and the survivor's heirs, personal representatives 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:

BEING KNOWN AND DESIGNATED as Lot No. 157 as shown on a plat entitled "Subdivision of Plat 5, Heritage Park", which Plat is recorded among the Land Records of Baltimore City in Plat Book FMC No. 3638.

Being the same property which by deed dated March 12, 2026, and recorded among the Land Records of Baltimore City, Maryland on March 19, 2026, in Liber XAC 28880, in Folio 222, was granted and conveyed by Loan Funder LLC, Series 19492 unto Dominion Properties, LLC, a Maryland limited liability company.

The improvements thereon being known as **1013 Myrtle Avenue, Baltimore, MD 21201** (for informational purposes only).

By the execution of this Deed, the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

Deed - Individual