Eastern National Title Agency Maryland, LLC
13241 Woodland Park Road, Suite 501
Herndon, VA 20171
File No. MD6859

Tax Account Number: Ward – 23; Section – 10; Block – 1079; Lot 029B
Property Address:
128B Locke Street
Baltimore MD 21230

DEED

THIS DEED, made this 2nd day of July, 2026, from **K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company**, Grantor, to **Geneva Raven Cedeno**, Grantee(s).

WITNESSETH, that in consideration of the sum of Five Hundred Thirty Five Thousand and 00/100 Dollars ($535,000.00) and other good and valuable considerations the Grantor does hereby grant, bargain, sell and convey with Special Warranty of Title unto the Grantee(s) in fee simple all that property situate, lying and being in Baltimore City, Maryland, and more particularly described as follows:

Being Known and Designated as Unit 29B , Phase 4, Locke Landing Condominium as shown on Plat entitled, "LOCKE LANDING CONDOMINIUM PHASE 4 UNITS 23A&B THROUGH 30A&B" Baltimore City Maryland, recorded among the Land Records of Baltimore City, Maryland in Plat Book XAC, page 914 et seq.

TOGETHER WITH such limited common element(s) appurtenant to and reserved for the exclusive use of said residential Unit in "Declaration of Condominium Locke Landing Condominium" recorded in Book 27057 at page 400 among the Land Records of Baltimore City, Maryland with First Amendment to Declaration of Condominium (Annexing Phase 2) recorded in Book 27484 at page 449 with Second Amendment to Declaration of Condominium (Annexing Phase 3) recorded in Book 27939 at page 37 with Third Amendment to Declaration of Condominium (Annexing Phase 4) recorded in Book 28284 at page 57

BEING a portion of the same property conveyed to Grantor by Deed dated February 17, 2025 and recorded August 20, 2025 in Liber 28275, folio 342 among the Land Records of Baltimore City, Maryland.

By execution of this Deed, the party of the first part hereby certifies under penalties of perjury that the actual consideration paid or to be paid including the amount of any mortgage or deed of trust outstanding, is in the sum total of Five Hundred Thirty Five Thousand and 00/100 Dollars ($535,000.00), which is the total payment per Section 10-912 (b) Tax General Article Annotated Code of Maryland.

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereof.

SUBJECT TO covenants, easements and restrictions of record.

NOTICE TO PURCHASERS OF REAL ESTATE IN BALTIMORE CITY:

THIS PROPERTY IS SUBJECT TO A FEE OR ASSESSMENT WHICH PURPORTS TO COVER OR DEFRAY THE COST OF INSTALLING ALL OR PART OF THE PUBLIC WATER OR SEWER FACILITIES CONSTRUCTED BY THE DEVELOPER OF THE SUBDIVISION KNOWN AS INSULATOR DRIVE. THIS FEE OR ASSESSMENT IS THREE HUNDRED TWENTY FIVE DOLLARS ($325.00) PER YEAR, COMMENCING UPON THE EARLIER OF: (1) THE DATE ON WHICH A LOT IS FIRST CONVEYED TO AN OWNER OTHER THAN DECLARANT OR A COMPANY RELATED TO DECLARANT OR A BUILDER IN A CONTRACTUAL RELATIONSHIP WITH DECLARANT; (2) THE DATE OF INITIAL OCCUPANCY OF A LOT; OR (3) THE DATE WHICH IS TEN (10) YEARS AFTER THE DATE OF EXECUTION OF THIS DECLARATION, AND CONTINUING FOR A PERIOD OF THIRTY THREE (33) YEARS, PAYABLE ANNUALLY ON THE FIRST (1ST) DAY OF JANUARY TO INSULATOR DRIVE LLC LOCATED AT 1500 WHETSTONE WAY, SUITE 101, BALTIMORE MD 21230 (HEREINAFTER CALLED 'LIENHOLDER').

THERE IS A RIGHT OF PREPAYMENT WITHOUT PENALTY. THE PAYOFF AMOUNT MAY BE ASCERTAINED BY CONTACTING THE LIENHOLDER. THE FEE AND ASSESSMENT IS A CONTRACTUAL OBLIGATION BETWEEN THE LIENHOLDER AND EACH OWNER OF THIS PROPERTY, THAT RUNS WITH THE LAND, AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE CITY.

FURTHER SUBJECT TO the terms, charges, conditions, obligations and other matters of (i) that certain Declaration of Condominium, Locke Landing Condominium, including any and all amendments thereto as contemplated therein, the "Declaration of Condominium" recorded in Liber 27057, folio 400 with First Amendment to Declaration of Condominium (Annexing Phase 2) recorded in Book 27484 at page 449 with Second Amendment to Declaration of Condominium (Annexing Phase 3) recorded in Book 27939 at page 37 and (ii) Subject to Declaration of Covenants and Lien For Water and Sewer Facilities Charges recorded in Liber 26225, folio 121, with Assignment of Declarant's Rights recorded in Liber 26748, folio 408 (collectively "Water and Sewer Declaration").

Grantee(s) join in this Deed to acknowledge, agree and affirm that the Property conveyed herein to Grantee(s) is subject to all of the terms, charges, conditions and obligations set forth in the above described Declarations and Notices and that Grantee received notice and acknowledged in writing the existence of these Declarations at the time Grantee(s) executed the purchase and sale contract for the Property herein conveyed.

The Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

- SIGNATURE PAGE FOLLOWS -

WITNESS the hand and seal of said Grantor and Grantee.

Geneva Raven Cedeno

Geneva Raven Cedeno, Grantee

STATE OF MARYLAND
COUNTY OF Anne Arundel, TO WIT;

On this 2nd day of July, 2026, personally appeared Geneva Raven Cedeno and executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Maria Papavasilis

Notary Public

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2027

#39027

Signature page follows

File No. MD6859

WHEREFORE the Grantor has caused this deed to be signed by its duly authorized officer.

ATTEST:

K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company

By: Kenneth Gingerich, Division Controller

STATE OF Virginia
COUNTY OF Fairfax, to wit:

On this 2nd day of July, 2026, before the undersigned officer personally appeared Kenneth Gingerich, Division Controller of K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company, and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(SEAL)
Notary Public
My Commission Expires:

CAITLYN AUDREY MAGUIRE
NOTARY PUBLIC
REG # 8021758
MY COMMISSION EXPIRES
11/30/2026
COMMONWEALTH OF VIRGINIA

This is to certify that this document was prepared under the supervision of an attorney duly admitted practice before the Supreme Court of Maryland.

Benjamin C. Winn, Jr- Attorney