

Certified Title Corporation  
File No. P-26MD4291  
Tax ID # 13-16-3584-024  
Underwriter: First American Title Insurance Company

This Deed of Assignment, made this 12 day of June, in the year 2026, by and between, **Linda M. Lund**, GRANTOR(s), and **Jordan Frengut and Brandon Tuer**, GRANTEE(s).

- Witnesseth -

That in consideration of the sum of **Three Hundred Sixty Thousand Dollars and No Cents, (\$360,000.00)** and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor(s) Does/Do grant and assign to the said Grantee(s), as Joint Tenants with Rights of Survivorship, their Personal Representatives and assigns the **LEASEHOLD** interest in all that lot of ground situate in the State of Maryland, and described as follows, that is to say:

All that lot or parcel of ground situate in **Baltimore City, State of Maryland**, and described as follows:

BEGINNING FOR THE SAME ON THE SOUTHEAST SIDE OF FORTY-FIRST STREET AS LAID OUT SIXTY-SIX FEET WIDE AT THE DISTANCE OF FORTY-TWO FEET SEVEN INCHES MEASURED NORTHEASTERLY ALONG THE SOUTHEAST SIDE OF FORTY-FIRST STREET FROM THE EAST SIDE OF BUENA VISTA AVENUE AS LAID OUT SIXTY FEET WIDE, SAID POINT OF BEGINNING BEING IN LINE WITH THE CENTER LINE OF A PARTITION WALL THERE ERECTED AND RUNNING THENCE AND BINDING ON THE SOUTHEAST SIDE OF FORTY-FIRST STREET AND REFERRING THE COURSES OF THIS DESCRIPTION TO THE TRUE MERIDIAN AS ESTABLISHED BY THE BALTIMORE CITY TOPOGRAPHICAL SURVEY COMMISSION NORTH SIXTY-THREE DEGREES TWENTY-EIGHT MINUTES EAST NINETEEN AND NO-ONE-HUNDREDTHS FEET TO A POINT IN LINE WITH THE CENTER LINE OF ANOTHER PARTITION WALL THERE ERECTED. THENCE TO AND THROUGH THE CENTER OF SAID SECOND MENTIONED PARTITION WALL SOUTH TWENTY-SIX DEGREES THIRTY-TWO MINUTES EAST ONE HUNDRED FEET FOUR INCHES TO THE NORTHWEST SIDE OF A SIXTEEN FOOT ALLEY THERE LAID OUT, THENCE BINDING ON THE NORTHWEST SIDE OF SAID ALLEY WITH THE USE THEREOF IN COMMON SOUTH SIXTY THREE DEGREES FORTY-TWO (PREVIOUSLY AND ERRONEOUSLY SHOWN AS FORTH -TWO) MINUTES WEST NINETEEN AND NO-ONE HUNDREDTHS FEET TO A POINT IN LINE WITH THE CENTER LINE OF THE PARTITION WALL FIRST HEREIN REFERRED TO, THENCE TO AND THROUGH THE CENTER OF SAID FIRST MENTIONED PARTITION WALL NORTH TWENTY-SIX DEGREES THIRTY-TWO MINUTES WEST ONE HUNDRED FEET THREE INCHES TO THE PLACE OF BEGINNING.