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Integrity Title & Escrow Company, LLC  
File No. 2026-MD-3601  
Tax ID # 26-36-4179K-154

### SPECIAL WARRANTY DEED

Made this 29th day of May, 2026, by and between Lorac Ventures LLC, a New York limited liability company, Grantor, party of the first part, and Candace Grant, Grantee, party of the second part.

- Witnesseth -

That in consideration of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00), the receipt whereof is hereby acknowledged, the said party of the first part certify under penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part do grant and convey unto the said party of the second part, as sole owner, in fee simple, all that lot of ground situate in Baltimore City, State of Maryland, and described as follows, that is to say:

All the following described property, to wit:

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

Beginning for the same on the north side of Lyndale Avenue at the distance of 472.42 feet measured easterly along the north side of Lyndale Avenue from the east side of Brendan Avenue which place of beginning is at a point in line with the center line of a partition wall there erected thence running easterly binding on the north side of Lyndale Avenue 14 feet to a point in line with the center line of another partition wall there erected thence running northerly to and through and along the center line of said last mentioned partition wall to the end thereof and continuing the same course in all 100 feet to the south side of said alley 15 feet wide there situate thence running westerly binding on the south side of said alley with the use thereof in common with others 14 feet to meet a line drawn northerly from the place of beginning to, through and along the center line of the partition wall first above mentioned in this description and thence running southerly reversing said line so drawn and binding thereon in 100 feet to the place of beginning.

For informational purposes only: The improvements thereon being known as No. 3802 Lyndale Avenue  
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Being the same lot of ground which by deed dated January 19, 2023 and recorded February 08, 2023 among the Land Records of Baltimore City, Maryland in Liber XAC 25557 folio 01 was granted and conveyed by Revival Properties, LLC, a Maryland limited liability company unto Lorac Ventures LLC, a Maryland limited liability company, as sole owner.

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.