Keystone Title Settlement Services, LLC
File No. **54545-26**
Tax ID# **23-10-1079-244**

This Deed, made this 30 day of JUNE, 2026, by and between **DRB GROUP MID-ATLANTIC, LLC**, a Maryland limited liability company, party of the first part, GRANTOR; and **ANTHONY LINUS**, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of FIVE HUNDRED SEVENTY-NINE THOUSAND SEVEN HUNDRED EIGHTEEN AND 00/100 DOLLARS ($579,718.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said GRANTEE, as SOLE OWNER, in fee simple, all that lot of ground situate, lying and being in the City of Baltimore, State of Maryland, commonly known as **2505 Light Street, Baltimore, Maryland 21230,** and being more particularly described as follows:

> BEING KNOWN AND DESIGNATED as Lot 244 as shown on that certain plat entitled "2525 INSULATOR DRIVE – MAJOR SUBDIVISION PLAN", and recorded among the Land Records of Baltimore City, Maryland at Plat No. 4446.

BEING the same real estate conveyed unto GRANTOR by a Deed from Insulator Drive, LLC, a Maryland limited liability company, dated September 26, 2025 and recorded December 10, 2025 among the Land Records of Baltimore City, Maryland in Liber 28594, Folio 51.

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; SUBJECT TO, all of the covenants, easements, rights of way, and restrictions of record applicable thereto, including those attached to this Deed as **Exhibit A**.

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 GRANTEE, as SOLE OWNER, in fee simple.

And the said party of the first part 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 warrants specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

EXHIBIT A

CONFIRMATORY ADDENDUM AND REAFFIRMATION DECLARATION

THIS CONFIRMATORY ADDENDUM AND REAFFIRMATION DECLARATION (the "Addendum") is made as of the 30 day of JUNE 2026, **ANTHONY LINUS** ("Buyer"), the buyer of certain real property (the "Property") located in Baltimore City, Maryland, together with the home built thereon, and more particularly described in the deed to which this Exhibit A is attached.

WHEREAS, the Agreement of Sale (the "Agreement"), by and between DRB Group Mid-Atlantic, LLC ("Seller") and Buyer contains a paragraph entitled Section 15. Environmental Disclosure ("Section 15"), which relates specifically to Seller's disclaimer of all representations and/or warranties as to the presence of radon gas, mold or other environmental pollutants (collectively, "Biological Impurities") in or affecting the Property. Attached hereto and made a part hereof as Exhibit A-1 is a true and complete copy of Section 15 extracted from the Agreement;

WHEREAS, Seller has informed Buyer of the existence of Section 15 and the contents therein;

WHEREAS, Seller has suggested that Buyer contact the United States Environmental Protection Agency and/or the applicable state or local environmental protection and health departments for more information regarding additional information concerning Biological Impurities in or affecting the Property;

WHEREAS, Seller has not made, created or invited any express or implied warranty or any other expectancy with respect to the presence of Biological Impurities in or affecting the Property; and

WHEREAS, Buyer desires to execute this Addendum to confirm and reaffirm that any and all the provisions in Section 15 accurately state and remain the mutual intent of Buyer and Seller.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer hereby affirms, reaffirms, acknowledges, declares, and certifies the following:

1. Buyer fully and completely read, reviewed and fully understands Section 15.

2. Buyer fully and completely understands and affirms that it is Buyer's sole responsibility to contact the United States Environmental Protection Agency and/or the applicable state or local environmental protection and health departments for more information regarding additional information concerning radon gas, mold or other environmental pollutants in or affecting the Property.

3. Buyer fully and completely understands and affirms that Seller has not made, created or invited (nor does it intend to make, create or invite) any representation and/or warranty or any other expectancy, either express or implied, with respect to any Biological Impurities. Buyer agrees for themselves, and for their family, invitees, tenants, agents, heirs, successors, executors, subrogees, attorneys, assigns and any other persons who may have occasion to visit or reside in the Property (collectively, the "Buyer Group") that Seller, its subsidiaries, affiliates, parents, successors, directors, officers, managers, subcontractors, and suppliers (collectively, the "Seller Group"), shall not be liable for any damages (whether direct or consequential) or for any injury (including, but not limited to, any personal injury) to Buyer or to any member of the Buyer Group, regardless of legal theory (including, but not limited to, Seller's negligence) arising out of or relating to any real or alleged Biological Impurities located in or affecting the Property. Accordingly, Buyer (for itself and the Buyer Group) releases Seller and the Seller Group, and any and all other persons and entities of and from any and all present and future claims, damages and causes of action, regardless of legal theory, that arise out of or in any way relate to the real or alleged presence of Biological Impurities in or affecting the Property (collectively, "Biological Impurities Claims"). To the maximum extent permitted by law, Buyer (for itself and for the Buyer Group) hereby waives (and is estopped to assert) all claims to the contrary. Buyer further acknowledges that nothing to the contrary has been promised by Seller or otherwise made any part of the basis of the bargain between the parties. Buyer hereby expressly covenants and agrees to release, indemnify, hold harmless, and defend Seller and the Seller Group, for any and all damages and/or costs (including, without limitation, attorneys' fees and court costs) incurred by Seller and/or the Seller Group as a result of any Biological Impurities Claims made, or attempted to be made, by Buyer or any member of the Buyer Group.

4. Buyer fully and completely understands and affirms that to the maximum extent permitted by law, Buyer, for itself, and for any and all members of the Buyer Group, waives and may not assert any and all Biological Impurities Claims.

5. Buyer fully and completely understands and affirms that nothing contrary to the language contained in Section 15 has been promised by Seller or otherwise made any part of the basis of the Agreement.

6. Buyer fully and completely understands and affirms that Buyer expressly covenants and agrees to pay to and indemnify Seller and any member of the Seller Group, for any and all damages and/or costs (including, without limitation, attorneys' fees and court costs) incurred by Seller or any other member of the Seller Group, as a result of any Biological Impurities Claims made, or attempted to be made, by the Buyer or by any member of the Buyer Group.

7. Buyer fully and completely understands and affirms that this Addendum contains a covenant running with the land and binding upon the Property (the "Covenant").

8. Buyer fully and completely understands and affirms that Buyer takes title to the Property subject to the Covenant, which shall be binding upon Buyer and the Buyer Group.

9. Buyer fully and completely understands and affirms that this Addendum is to further memorialize that Section 15 accurately states and shall remain the mutual intent of the Buyer and Seller.

10. Buyer hereby confirms and reaffirms that it fully and completely understands and agrees to be bound to all the covenants and provisions contained in Section 15 and this Addendum.

BUYER HEREBY ACKNOWLEDGES AND CERTIFIES ITS FULL AND COMPLETE UNDERSTANDING OF SECTION 15, AND DECLARES THAT IT HAS READ THIS ADDENDUM, AND HAS SIGNED IT VOLUNTARILY AND HAS HAD THE OPPORTUNITY TO CONSULT ANY ADVISOR.

IN WITNESS WHEREOF, the Buyer has duly executed this Confirmatory Addendum and Reaffirmation Declaration under seal as of the date first above written.

WITNESS/ATTEST:

Popi I. Paragios, Notary Public

BUYER:

_____(SEAL)
ANTHONY LINUS

STATE OF MARYLAND, COUNTY OF Baltimore City, TO WIT:

I HEREBY CERTIFY that on 30 JUNE, 2026, before me, a Notary Public of the State of Maryland, personally appeared **ANTHONY LINUS**, the Buyer of the property described in this Addendum (the "Buyer"), and that he/she executed the foregoing for the purposes therein contained by signing, in my presence, his/her name.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: 11/04/2027

POPI I. PARAGIOS
STATE OF MARYLAND
Baltimore County
NOTARY PUBLIC
Exp. Date: November 4th, 2027