

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,600.00
TOTAL \$1,660.00
XAC KMW
May 18, 2026 10:22 am

After Recording Return to:
CLA Title & Escrow
9210 Corporate Boulevard, Suite 150,
Rockville, MD 20850

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,200.00
05-14-2026 TS

Property Address:
513 North Patterson Park Avenue
Baltimore, MD 21205
Tax ID # 07-15-1654-007

All taxes for which assessments
have been Received have been
Paid as of 05-14-2026 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$4,800.00
05-14-2026 TS

Title Insurance: Fidelity National Title Insurance Company

This Deed, made this 17th day of February, 2026 by and between Bridge Investment, LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and SJ Paradigm Investments LLC, a Florida Limited Liability Company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of **THREE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$320,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said SJ Paradigm Investments LLC, a Florida Limited Liability Company, its assigns, the survivor of it 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:

(SEE ATTACHED EXHIBIT A)

SUBJECT TO any and all covenants, easements, plat restrictions, agreements, and other restrictions of record.

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.

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 said SJ Paradigm Investments LLC, a Florida Limited Liability Company, its assigns, the survivor of it and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

Bridge Investment, LLC, a Maryland Limited
Liability Company

By:  (SEAL)
Abdullahi O. Ozoya, Managing Member

STATE OF MARYLAND
COUNTY OF BALTIMORE (or City of Baltimore)

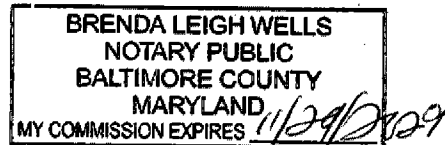
On this 16th day of February, 2026, before me, the undersigned officer, personally appeared Abdullahi O. Ozoya, Managing Member of Bridge Investment, LLC, a Limited Liability Company, and that he/she/they, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Managing Member.

In witness thereof I hereunto set my hand and official seal.


Signature of notary public

Notary Public

My Commission Expires: 11/29/2029



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

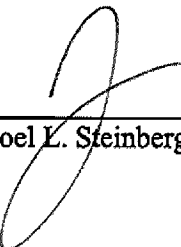
 (SEAL)
Joel L. Steinberg, Esq.

EXHIBIT A

ALL that certain lot, parcel or tract of land, situate and lying in the City of Baltimore, State of Maryland, and being more particularly described as follows:

BEGINNING FOR THE SAME thereof on the east side of Patterson Park Avenue at the distance of 73 feet 5 inches northerly from the corner formed by the intersection of the east side of Patterson Park Avenue and the north side of Jefferson Street which place of beginning is designed to be at the center of a partition wall and running thence northerly bounding on the east side of Patterson Park Avenue 12 feet to the center of another partition wall; thence easterly binding on the center of said last mentioned partition wall and continuing the same course in all 80 feet to the west side of an alley 10 feet wide; thence southerly binding on said alley with the use thereof in common 12 feet to intersect a line drawn easterly from the place of beginning through the center of the partition wall in this description first mentioned and thence reversing the line so drawn and binding thereon 80 feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 513 North Patterson Park Avenue, Baltimore, MD 21205

Tax ID: 07-15-1654-007

Being the same property which by deed dated June 6, 2022, and recorded among the Land Records of Baltimore City, Maryland on August 3, 2022, in Liber 24888, in Folio 258, was granted and conveyed by Oswaldo G. Chacon unto Bridge Investment, LLC, a Maryland Limited Liability Company.

**MARYLAND
FORM
WH-AR****Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2026**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor Bridge Investment, LLC**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).513 North Patterson Park Avenue, Baltimore, MD 21205**3. Reasons for Exemption****Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

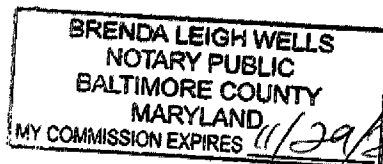
Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Bridge Investment, LLC

Name of Entity

By

Abdullahi O. Ozoya

Name

02/16/2026

**Date

Managing Member

Title

**** Form must be dated to be valid.****Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.