

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$5,900.00
06-27-2026 ABL

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$9,177.90
06-27-2026 ABL

All taxes for which assessments
have been Received have been
Paid as of 06-27-2026 ABL
Director of Finance
Baltimore City

Keystone Title Settlement Services, LLC
File No. 54142-26
Tax ID# 23-10-1079-284

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,529.65
TOTAL \$1,589.65
XAC DB
Jun 30, 2026 11:28 am

This Deed, made this 15 day of June, 2026, by and between DRB GROUP MID-ATLANTIC, LLC, a Maryland limited liability company, party of the first part, GRANTOR; and SEAN ANDERSON and ELAINE LIU, an unmarried couple, parties of the second part, collectively GRANTEE.

- Witnesseth -

That in consideration of the sum of SIX HUNDRED ELEVEN THOUSAND EIGHT HUNDRED SIXTY AND 00/100 DOLLARS (\$611,860.00), 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 JOINT TENANTS, in fee simple, all that lot of ground situate, lying and being in the City of Baltimore, State of Maryland, commonly known as 2727 Light Street, Baltimore, Maryland 21230, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 284 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 February 28, 2025 and recorded April 17, 2025 among the Land Records of Baltimore City, Maryland in Liber 27877, Folio 21.

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 JOINT TENANTS, 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.