

File No. 26-12930-MD

Tax ID # 425197 016G

Address: 4437 Old York Road Baltimore, MD 21212

Underwriter: CATIC

This Deed, made this 30th day of June 2026, by and between **Baltimore 3, LLC, a Limited Liability Company**, Grantor; and **Ayreanna Pettijohn**, Grantee.

- Witnesseth -

That for and in consideration of the sum of **TWO HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantee the leasehold interest in all that lot of ground situated in the **City of Baltimore, State of Maryland**, and described as follows:

Beginning for the same at a point on the east side of Old York Road formerly called Ready Avenue distant 57.02 southerly from the intersection of said east side of Old York Road and the southwest side of Willow Avenue said point of beginning being also at the intersection of said east side of Old York Road and a line drawn westerly through the center of the partition wall between the dwelling erected on the lot now being described and that on the lot next adjacent to the north and running thence southerly binding on the east side of Old York Road 19 feet to intersect a line drawn westerly through the center of the partition wall between the dwelling erected on the lot now being described and that on the lot next adjacent to the south thence easterly reversing said last mentioned line so drawn and binding thereon 82 feet to the west side of an alley varying in width from 15 feet to 13.5 feet thence northerly binding on the west side of said alley (said alley in the rear of the first now being 13.25 feet in width) with the use thereon in common with others and parallel with said Old York Road 19 feet to intersect a line drawn easterly from the place of beginning, through the center of said first mentioned partition wall thence westerly reversing said line so drawn and binding thereon 82 feet to the place of beginning.

Subject to the payment of the annual rent of \$108.00 payable semi-annually on the 15th days of May and November in each and every year.

AND BEING the same property conveyed Baltimore 3, LLC, a Limited Liability Company by Deed of Assignment from Dorsey Logistics, LLC, a Limited Liability Company dated February 27, 2026 and recorded on March 18, 2026 in Book 28870, Page 74, being re-recorded to include Exhibit A Legal Description on May 22, 2026 in Liber 29065, Folio 449 among the Land Records of the City of Baltimore, Maryland.

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 Grantee, her successors and assigns, in fee simple.

~~And~~ the said Grantor 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 will warrant specially the property hereby granted; and that it 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.

WITNESS

Baltimore 3, LLC

Daniel Assefa

Daniel Assefa, Member

Commonwealth of Virginia
County of Hanover

} ss

I hereby certify that on this 30th day of June 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Daniel Assefa on behalf of Baltimore 3, LLC, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Andrew Ray Yon

Notary Public

My commission expires 08/31/2026



Notarized by USA Notary Services LLC using online audio/video communication

Deed - Individual

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 Supreme Court of Maryland.

Laurielle Campbell (SEAL)
Laurielle Campbell, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Strategic National Title Group LLC
6829 Elm Street, Suite 200
McLean, VA 22101