

Manor Title, LLC
File No. 2026-2317
Tax ID # 09-15-3962-018

SPECIAL WARRANTY DEED

Made this 20th day of July, 2026, by and between SV MD BAL 2 LLC, a Delaware limited liability company, registered to conduct business in Maryland, Grantor, party of the first part, and Oladipo Fadeyi, a single person, Grantee, party of the second part.

- Witnesseth -

That in consideration of the sum of TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00), 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 the County of Baltimore City, State of Maryland, and described as follows, that is to say:

All the following described property, to wit:

Beginning for the same on the south side of Chilton Avenue at the distance of four hundred feet eleven inches measured easterly along the south side of Chilton avenue from the northeast side of Alameda and running thence easterly, binding on the south side of Chilton avenue, twenty feet nine inches, thence southerly and in the course passing through the centre of the partition wall erected between the house on the Lot now being described and the house on the lot next adjoining thereto on the east, in All, ninety-five feet to the north side of the alley fifteen feet wide there situated; Thence westerly binding on the north side of said alley, twenty feet nine inches, and Thence northerly and in course passing through the centre of the partition wall erected between the house on the lot now being described and the house on the lot next adjoining thereto on the west, in all,

ninety-five feet to the place of beginning.

The improvements thereon being known as 1625 Chilton Street, Baltimore, MD 21218

Parcel ID: 09-15-3962-018

Being the same land conveyed by Ground Rent Redemption Deed dated October 15, 2021 and recorded among the land records of Baltimore City, Maryland in Liber 24137 Folio 97, was granted and conveyed by Eutaw Place, LLC, unto SV MD BAL 2, LLC.

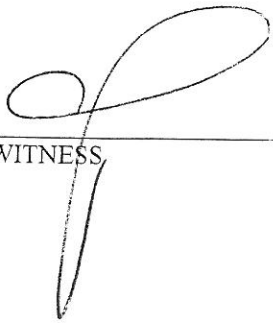
FURTHER Being the same land conveyed by Deed dated February 25, 2019 and recorded among the Land Records of Baltimore City, Maryland in Liber 20941, folio 38, the leasehold interest was assigned and conveyed by Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB unto SV BAL 2 LLC.

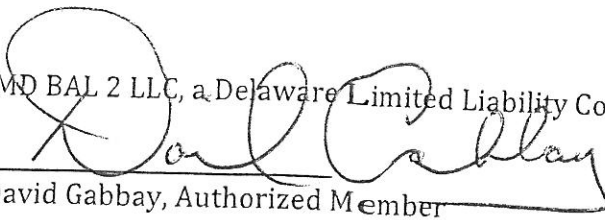
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

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 Oladipo Fadeyi, a single person, 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.

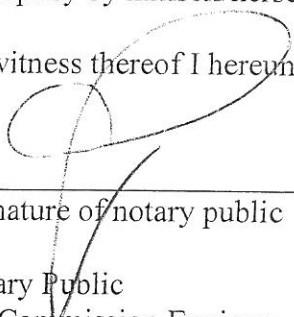

WITNESS

SV MD BAL 2 LLC, a Delaware Limited Liability Company
By: 
David Gabbay, Authorized Member

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

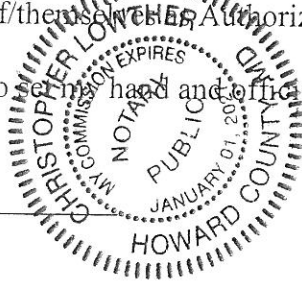
On this 20th day of July, 2026, before me, the undersigned officer, personally appeared David Gabbay, Authorized Member of SV MD BAL 2 LLC, a Limited Liability Company, and that he/she/they, as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themself/their Authorized Member.

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


Signature of notary public

Notary Public

My Commission Expires: _____



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.


Christophe Lowther (SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Manor Title, LLC
5405 Twin Knolls Road #6
Columbia, MD 21045

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 1625 Chilton Street, Baltimore, MD 21218.
2. The undersigned is first-time Maryland home buyer (defined in §14-104-c(6)(i) as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.



Oladipo Fadeyi

Or, the undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 1625 Chilton Street, Baltimore, MD 21218.
2. The undersigned is co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

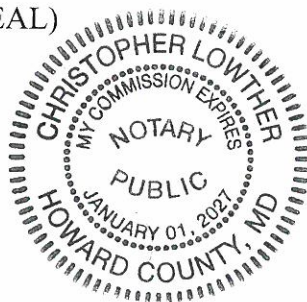
Oladipo Fadeyi

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

Sworn to and subscribed before me by Oladipo Fadeyi on this 20th day of July, 2026.

Signature of Notary Public (SEAL)

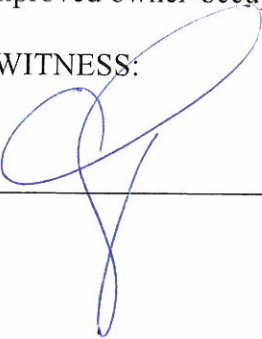
My Commission Expires:



OWNER OCCUPANCY AFFIDAVIT

Oladipo Fadeyi, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

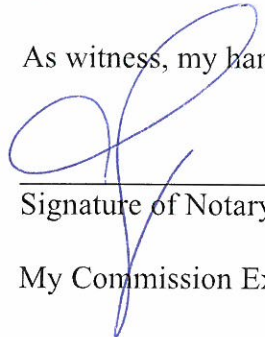
WITNESS:


_____
_____(SEAL)
Oladipo Fadeyi

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

I hereby certify that on the 20th day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Oladipo Fadeyi, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.



Signature of Notary Public
My Commission Expires: