

AFTER RECORDING RETURN TO:

Kendall A. Bradford
616 S. Luzerne Avenue
Baltimore, MD 21224

DOCUMENT PREPARED BY:

Sage Title Group, LLC
1 Barrington Place, Suite 107
Bel Air, MD 21014
File Number: 431227BEAS

Tax ID#: 01-07-1838-009

This Assignment, MADE THIS 6th day of January, 2026, by and between
Foresite Investments LLC, party of the first part, and **Kendall A. Bradford**, party of the second part.

WITNESSETH, That in consideration of the sum of **THREE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$327,500.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and assign to the said party of the second part, the leasehold interest in, as sole owner, all that parcel of ground situated in **Baltimore City, Maryland** and as described as follows, that is to say:

BEGINNING for the same on the west side of Luzerne Avenue at the distance of 105 feet north from the corner formed by the intersection of the north side of Foster Avenue and the west side of Luzerne Avenue, which place of beginning is designed to be at the center of a partition wall there being, and running thence north binding on the west side of Luzerne Avenue 10 feet to the center of a partition wall there being, and thence west through the center of a partition wall and continuing the same course in all 75 feet to the east side of an alley 9 feet wide, thence south binding on said alley with the use thereof in common 10 feet to intersect a line drawn west from the beginning through the center of the partition wall in the description first mentioned and thence reversing the line so drawn and binding thereon 75 feet to the place of beginning.

SUBJECT to Lease dated September 7, 1883 between Lot W. Ridgely and Georgia Ridgley and Edward W. Gorman and recorded among the Land Records of Baltimore City, Maryland on September 8, 1883 in Liber RTA 978, folio 148 establishing the payment of the annual rent of \$25.00 payable the 1st day of February and August in each and every year.

The improvements thereon being known as 616 S. Luzerne Avenue, Baltimore, Maryland 21224.

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BEING the same property which by Deed and Assignment dated October 28, 2025 and recorded among the Land Records of Baltimore City, Maryland in Liber No. 28579, folio 247, was granted and conveyed by Smith's Houses-to-Homes LLC unto Foresite Investments, LLC.