

Eastern National Title Agency Maryland, LLC
13241 Woodland Park Road, Suite 501
Herndon, VA 20171
File No. MD6885

Tax Account Number: Ward --23; Section --10; Block --1079; Lot 023B
Property Address:
110B Locke Street
Baltimore MD 21230

DEED

THIS DEED, made this 29th day of July, 2026, from **K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company**, Grantor, to **Antonio Samuel Mack II, Grantee(s)**.

WITNESSETH, that in consideration of the sum of Five Hundred Sixty Thousand and 00/100 Dollars (\$560,000.00) and other good and valuable considerations the Grantor does hereby grant, bargain, sell and convey with Special Warranty of Title unto the Grantee(s) in fee simple all that property situate, lying and being in Baltimore City, Maryland, and more particularly described as follows:

Being Known and Designated as Unit 20B Phase 7, Locke Landing Condominium as shown on Plat entitled, "LOCKE LANDING CONDOMINIUM PHASE 7 UNITS 15A&B THROUGH 22A&B" Baltimore City Maryland, recorded among the Land Records of Baltimore City, Maryland in Plat Book XAC, page 924 et seq.

TOGETHER WITH such limited common element(s) appurtenant to and reserved for the exclusive use of said residential Unit in "Declaration of Condominium Locke Landing Condominium" recorded in Book 27057 at page 400 among the Land Records of Baltimore City, Maryland with First Amendment to Declaration of Condominium (Annexing Phase 2) recorded in Book 27484 at page 449 with Second Amendment to Declaration of Condominium (Annexing Phase 3) recorded in Book 27939 at page 37 with Third Amendment to Declaration of Condominium (Annexing Phase 4) recorded in Book 28284 at page 57 with Fourth Amendment to Declaration of Condominium (Annexing Phase 5) recorded in Book 28392 at page 486 with Sixth Amendment to Declaration of Condominium (Annexing Phase 7) recorded in Book 29044 at page 423

BEING a portion of the same property conveyed to Grantor by Deed dated January 9, 2026 and recorded May 13, 2026 in Book 29038, page 130 among the Land Records of Baltimore City, Maryland.

By execution of this Deed, the party of the first part hereby certifies under penalties of perjury that the actual consideration paid or to be paid including the amount of any mortgage or deed of trust outstanding, is in the sum total of Five Hundred Sixty Thousand and 00/100 Dollars (\$560,000.00), which is the total payment per Section 10-912 (b) Tax General Article Annotated Code of Maryland.

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereof.

SUBJECT TO covenants, easements and restrictions of record.

NOTICE TO PURCHASERS OF REAL ESTATE IN BALTIMORE CITY:

THIS PROPERTY IS SUBJECT TO A FEE OR ASSESSMENT WHICH PURPORTS TO COVER OR DEFRAY THE COST OF INSTALLING ALL OR PART OF THE PUBLIC WATER OR SEWER FACILITIES CONSTRUCTED BY THE DEVELOPER OF THE SUBDIVISION KNOWN AS INSULATOR DRIVE. THIS FEE OR ASSESSMENT IS THREE HUNDRED TWENTY FIVE DOLLARS (\$325.00) PER YEAR, COMMENCING UPON THE EARLIER OF: (1) THE DATE ON WHICH A LOT IS FIRST CONVEYED TO AN OWNER OTHER THAN DECLARANT OR A COMPANY RELATED TO DECLARANT OR A BUILDER IN A CONTRACTUAL RELATIONSHIP WITH DECLARANT; (2) THE DATE OF INITIAL OCCUPANCY OF A LOT; OR (3) THE DATE WHICH IS TEN (10) YEARS AFTER THE DATE OF EXECUTION OF THIS DECLARATION, AND CONTINUING FOR A PERIOD OF THIRTY THREE (33) YEARS, PAYABLE ANNUALLY ON THE FIRST (1ST) DAY OF JANUARY TO INSULATOR DRIVE LLC LOCATED AT 1500 WHEATSTONE WAY, SUITE 101, BALTIMORE MD 21230 (HEREINAFTER CALLED 'LIENHOLDER').

THERE IS A RIGHT OF PREPAYMENT WITHOUT PENALTY. THE PAYOFF AMOUNT MAY BE ASCERTAINED BY CONTACTING THE LIENHOLDER. THE FEE AND ASSESSMENT IS A CONTRACTUAL OBLIGATION BETWEEN THE LIENHOLDER AND EACH OWNER OF THIS PROPERTY, THAT RUNS WITH THE LAND, AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE CITY.

FURTHER SUBJECT TO the terms, charges, conditions, obligations and other matters of (i) that certain Declaration of Condominium, Locke Landing Condominium, including any and all amendments thereto as contemplated therein, the "Declaration of Condominium" recorded in Liber 27057, folio 400 with First Amendment to Declaration of Condominium (Annexing Phase 2) recorded in Book 27484 at page 449 with Second Amendment to Declaration of Condominium (Annexing Phase 3) recorded in Book 27939 at page 37 and (ii) Subject to Declaration of Covenants and Lien For Water and Sewer Facilities Charges recorded in Liber 26225, folio 121, with Assignment of Declarant's Rights recorded in Liber 26748, folio 408 (collectively "Water and Sewer Declaration").

Grantee(s) join in this Deed to acknowledge, agree and affirm that the Property conveyed herein to Grantee(s) is subject to all of the terms, charges, conditions and obligations set forth in the above described Declarations and Notices and that Grantee received notice and acknowledged in writing the existence of these Declarations at the time Grantee(s) executed the purchase and sale contract for the Property herein conveyed.

The 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.

- SIGNATURE PAGE FOLLOWS -

WITNESS the hand and seal of said Grantor and Grantee.



Antonio Samuel Mack II, Grantee

STATE OF MARYLAND
COUNTY OF Anne Arundel TO WIT;

On this 20th day of July, 2016, personally appeared Antonio Samuel Mack II
and executed the foregoing instrument for the purposes therein contained.

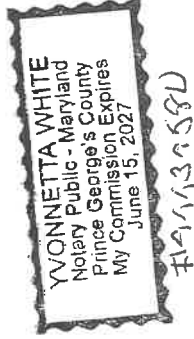
In witness whereof, I hereunto set my hand and official seal.



Notary Public

Signature page follows

File No. MD6885



WHEREFORE the Grantor has caused this deed to be signed by its duly authorized officer.

ATTEST:

K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company

By: *Kenneth Gingerich*, Division Controller

STATE OF Virginia
COUNTY OF Stafford, to wit:

On this 29th day of July, 2026, before the undersigned officer personally appeared Kenneth Gingerich, Division Controller of K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company, and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



[Signature]
Notary Public
My Commission Expires:

(SEAL)