

THIS DEED

Made this 9th day of June, 2026, by and between **NVR, Inc., a Virginia Corporation**, ("Grantor(s)"), and **Anthony Lamar Simmons**, ("Grantee(s)").

WITNESSETH:

THAT for and in consideration of the sum of FOUR HUNDRED THIRTY-THREE THOUSAND NINE HUNDRED NINETY AND NO/100 DOLLARS (\$433,990.00), receipt of which is hereby acknowledged the Grantor(s) do/does grant, bargain, sell and convey to said Grantee(s), in fee simple, as sole owner, the following land and premises situate in Baltimore City, State of Maryland, and known and described as:

Lot 65 as shown and set out on a Plat entitled "1st Amended Final Subdivision Plan, MADISON PARK Lots 1 & 2, Block 3434" recorded among the Land Records of Baltimore City, Maryland in Plat XAC No. 4471.

"The Lot conveyed herein is subject to a lien for Water and Sewer Facilities Charges for Madison Park North imposed by Madison Park North LLC, and its successors and assigns, pursuant to an Declaration of Covenants and Lien for Private Water and Sewer Facilities Charges for Madison Park North dated December 1, 2023, recorded among the Land Records of Baltimore City, Maryland in Liber 26558, folio 263 ("Declaration"), which Declaration provides that certain lots and dwelling units in the subdivision are subject to a lien and covenant running with the land as a general uniform plan of development in the amount of \$350.00 per year for a total dollar amount of \$14,000.00 over the 40 year term for the Lots, which covenants and liens last for forty (40) years or more with respect to each Lot (until all forty (40) annual installment payments of the Water and Sewer Facilities Charges applicable to such Lot shall have been paid in full). All grantees, their successors and assigns, are bound by said Declaration. This is not a charge for water and wastewater usage and disposal, which utility services are billed directly by any governmental authority to the owner of the property.

NOTICE TO PURCHASERS OF REAL ESTATE

This property is subject to a fee or assessment which purports to cover or defray the cost of installing or maintaining during construction all or parts of the public water or wastewater facilities constructed by the developer of the subdivision or its assignee. This fee or assessment is specified below and payable, as provided for in the Declaration, to Madison Park North LLC (hereinafter called "Lienholder") named below at the address specified below until the payment of forty (40) full annual assessments of Water and Sewer Facilities Charges after Commencement Date (as that term is defined in the Declaration). A prepayment of all or part of the Charges shall be without penalty and shall be determined by discounting the annualized payments at an interest rate of six percent (6.0%) to determine its equivalent present worth, such prepayment may be ascertained by contacting the Lienholder. This fee or assessment is a contractual obligation between the Lienholder and each owner of this property and is not in any way a fee or assessment by any governmental authority.

Annual Assessment:	\$350.00
Term:	Forty (40) years and Forty (40) annual assessments
Total:	\$14,000.00, plus any Enforcement Costs (defined by the Declaration)
Lienholder:	Madison Park North LLC, its successors and assigns
Address:	One South Street, Suite 2800 Baltimore, Maryland 21202 (or as reflected by any recorded assignment or subsequently revised by Lienholder from time to time)

The Owner will be billed annually, in writing, setting forth the amount due, the remaining term, and the total balance. If the right to collect all or part of the above fee or assessment is assigned and State or local laws requires notice of such assignment, the Owner shall be notified, in writing, of the full name and address of the assignee, the date of the assignment, and of any additional information required by applicable law."

BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 28420, PAGE 1.

PROPERTY ADDRESS: 810 Watts Street, Baltimore, MD 21217

TAX ID NO.: 13-11-3434-065

Grantor(s) Address: 7080 Samuel Morse Drive, Suite 100
Columbia, MD 21046

Grantee(s) Address: 810 Watts Street
Baltimore, MD 21217

Title Insurer: Stewart Title Guaranty Company

(I), (We), the undersigned Grantee(s) do hereby certify, under penalties of perjury, that the herein-described property is improved for residential purposes and that (I), (We), the undersigned Grantee(s) is/are the owner(s) and occupant(s) of the subject property, and as such are entitled to any applicable state/county transfer and/or recordation tax exemption. Additionally, the subject property is intended to be used as my/our principal residence by actually occupying the residence for at least 7 of the next 12 months and as such are entitled to any applicable transfer and/or recordation tax exemption.


Anthony Lamar Simmons

TOGETHER with all improvements thereupon and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereunto. **SUBJECT** to all covenants and restrictions of record. **TO HAVE and to hold** the property hereby conveyed unto the said Grantee(s), his (her, their) personal representatives, heirs, successors and assigns, in fee simple, forever.

THE Grantor(s) covenants to warrant specially the property hereby conveyed and to execute such further assurances of said property as may be requisite.

IN TESTIMONY WHEREOF, the Grantor(s) has/have caused this Deed to be duly executed on its behalf by its duly authorized Vice President, as the act and deed of the corporation.

WITNESS/ATTEST:

Danielle Barksdale

NVR, Inc., a Virginia Corporation

BY: J. Hall

Janelle Hall
Vice President

STATE OF MARYLAND

COUNTY OF Howard ss:

I HEREBY CERTIFY that on this 26th day of May, 2026, before me, the undersigned officer, personally appeared Janelle Hall who acknowledged herself to be a Vice President of NVR Inc., a Virginia Corporation, and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by herself as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation, and further certified under penalties of perjury that the Grantor is a resident entity of the State of Maryland as defined in COMAR 03.04.12.02B (11).

WITNESS my hand and Notarial Seal.

Danielle Barksdale

NOTARY PUBLIC

My Commission Expires: 12-27-2028

Return To:
NVR Settlement Services of Maryland, Inc.
7080 Samuel Morse Drive, Suite 100
Columbia, MD 21046

CDS No.: BQ0326

