

Keystone Title Settlement Services, LLC
File No. 54982-26
Tax ID# 23-10-1079-197

This Deed, made this 5 day of August, 2026, by and between DRB GROUP MID-ATLANTIC, LLC, a Maryland limited liability company, party of the first part, GRANTOR; and ERIN OLIVIA JACK, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of SEVEN HUNDRED FIFTY-SEVEN THOUSAND SIX HUNDRED FIFTY-SEVEN AND 00/100 DOLLARS (\$757,657.00), 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, as SOLE OWNER, in fee simple, all that lot of ground situate, lying and being in the City of Baltimore, State of Maryland, commonly known as 2729 Ferry Bar Drive, Baltimore, Maryland 21230, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 197 as shown on that certain plat entitled "2525 INSULATOR DRIVE – MAJOR SUBDIVISION PLAN", and recorded among the Land Records of Baltimore City, Maryland at Plat No. 4446.

BEING the same real estate conveyed unto GRANTOR by a Deed from Insulator Drive, LLC, a Maryland limited liability company, dated June 2, 2025 and recorded August 6, 2025 among the Land Records of Baltimore City, Maryland in Liber 28241, Folio 184.

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; SUBJECT TO, all of the covenants, easements, rights of way, and restrictions of record applicable thereto, including those attached to this Deed as Exhibit A.

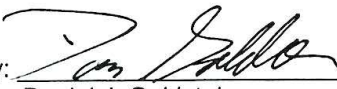
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the GRANTEE, as SOLE OWNER, in fee simple.

And the said party of the first part 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 warrants specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

WITNESS:

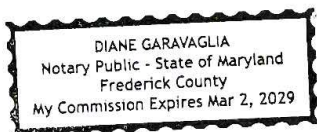
DRB Group Mid-Atlantic, LLC,
a Maryland limited liability company

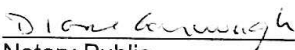
By:  (SEAL)
Daniel J. Goldstein,
Division Vice President

STATE OF MARYLAND, COUNTY OF Imperial, TO WIT:

I hereby certify that on this 5 day of August, 2026, before me, a Notary Public of the State and County aforesaid, personally appeared **Daniel J. Goldstein**, who acknowledged himself to be **Division Vice President of DRB Group Mid-Atlantic, LLC, a Maryland limited liability company**, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of **DRB Group Mid-Atlantic, LLC, a Maryland limited liability company**, by himself as such officer and further, did certify 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 **DRB Group Mid-Atlantic, LLC, a Maryland limited liability company**, giving oath under penalties of perjury that the consideration recited herein is correct.

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




Notary Public
My commission expires: 3-2-2029