

AFTER RECORDING, RETURN TO:

Attn: S26-32751T
Eagle Title
16 Willow Avenue
Towson, MD 21286

Tax ID No.: 12-17-3846-009

DEED

THIS DEED, made this 17th day of July, 2026, by and between **HIGHTOWER DEVELOPMENT LLC**, a Maryland limited liability company, party of the first part, GRANTOR, and **KENDRA JORDAN AND JEFFREY LADNIER**, parties of the second part, GRANTEES.

WITNESSETH, that for and in consideration of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars (\$300,000.00), 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 **KENDRA JORDAN AND JEFFREY LADNIER**, as joint tenants, unto the survivor of them, his or her personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in Baltimore City, State of Maryland and described as follows, that is to say:

Beginning for the same on the north side of Twenty-Eighth Street at the distance of 121 feet 10 inches easterly from the corner formed by the intersection of the north side of Twenty-Eighth Street and the east side of Barclay Street and running thence easterly binding on the north side of Twenty-Eighth Street 15 feet, thence northerly to and through the center of the partition wall there being 90 feet to the center of a 12 foot alley there situate; thence westerly binding on the center of said 12 foot alley with the use thereof in common 15 feet, thence southerly by a straight line to and through the center of a partition wall there being 90 feet to the place of beginning.

The improvements thereon being known as 416 E. 28th Street.

Tax Id. No. 12-17-3846-009

BEING the same property which, by Deed dated October 22, 2025, and recorded among the Land Records of Baltimore City, Maryland, in Liber 29162, folio 464, was granted and conveyed by Daisie M. Lowery, widow unto Hightower Development LLC, a Maryland Limited Liability Company.

BEING also the same property which, by Deed dated March 30, 2009 and recorded among the Land Records of Baltimore City, Maryland in Liber 11577, folio 299, was granted and conveyed by Daisie M. Lowery, unto Grover Johnson and Daisie M. Lowery, as tenants by the entirety. The said Grover Johnson having departed this life on or about April 28, 2021.

SUBJECT to all easements, covenants and restrictions of record.

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 **KENDRA JORDAN AND JEFFREY LADNIER**, as joint tenants, unto the survivor of them, his or her personal representatives, heirs and assigns, in fee simple.

AND 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.

[SIGNATURES BEGIN ON NEXT PAGE]

WITNESS the hands and seals of said Grantor, the day and year first above written.

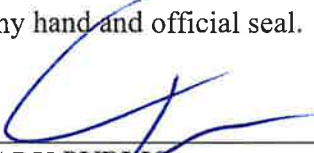
HIGHTOWER DEVELOPMENT LLC
a Maryland limited liability company

By:  (SEAL)
William H. Hightower III, Sole Member

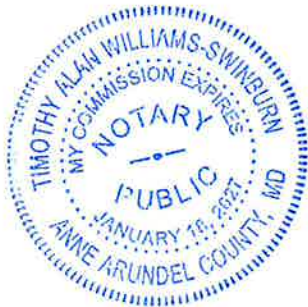
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 9 day of JULY, 2026, before me, the subscriber a Notary Public of the aforesaid State, personally appeared **William H. Hightower III**, who acknowledged himself to be the **Sole Member** of **HIGHTOWER DEVELOPMENT LLC**, a Maryland limited liability company, and that he being authorized so to do, signed the foregoing Deed in his capacity as **Sole Member** for the purposes therein contained, and in my presence signed and sealed the same.

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


NOTARY PUBLIC

My Commission Expires: 1/18/2027



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 highest Court of Maryland.

A handwritten signature in dark ink, appearing to read 'B. T. Walsh', with a long horizontal flourish extending to the right.

Bradley T. Walsh, Esquire

**MARYLAND
FORM
WH-AR**

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2026

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Hightower Development LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

416 E. 28th Street, Baltimore, MD 21218

3. Reasons for Exemption

Resident Status

- ☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.
- ☒ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

- ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Hightower Development LLC

Name of Entity

By

William H. Hightower, III

Name

7/9/26
**Date

Sole Member

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

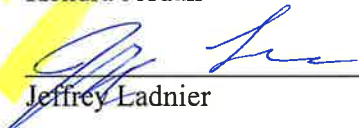
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

**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 individuals:

1. The undersigned are Grantees of residentially improved real property located at 416 E. 28th Street, Baltimore, MD 21218.
2. The undersigned are first-time Maryland home buyers (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.


Kendra Jordan


Jeffrey Ladnier

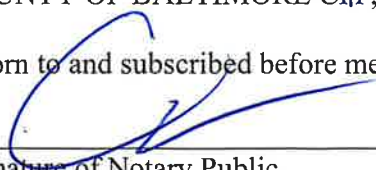
OR, the undersigned state _____ under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned is/are Grantee(s) of residentially improved real property located at 416 E. 28th Street, Baltimore, MD 21218.
2. The undersigned is/are co-maker(s) or guarantor(s) 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.

Printed Name of Co-Signer:

STATE OF MARYLAND
COUNTY OF BALTIMORE ~~CH~~, to wit:

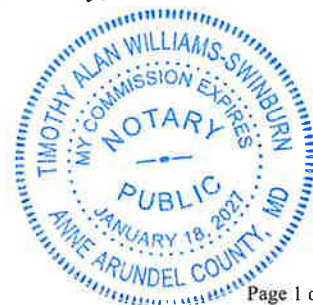
Sworn to and subscribed before me by Kendra Jordan on this 17th day of July, 2026.



Signature of Notary Public

(SEAL)

My Commission Expires: 11/18/2027



OWNER OCCUPANCY AFFIDAVIT

THE UNDERSIGNED(S) STATE(S) UNDER OATH AS FOLLOWS:

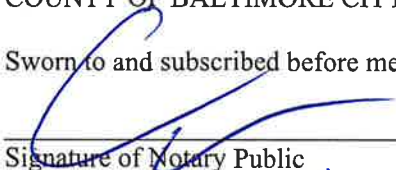
1. The undersigned is the Grantee of residentially improved real property located at 416 E. 28th Street, Baltimore, MD 21218.
2. The undersigned state that the above referenced property will be their principal residence which they will occupy for at least seven (7) months of a twelve (12) month period.


Kendra Jordan


Jeffrey Ladnier

STATE OF MARYLAND
COUNTY OF BALTIMORE CITY, to wit:

Sworn to and subscribed before me by Kendra Jordan and Jeffrey Ladnier on this July 17, 2026.

 (SEAL)
Signature of Notary Public

My Commission Expires: 1/17/2027



CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

We, Kendra Jordan and Jeffrey Ladnier, do hereby certify and affirm under the penalties of perjury that we have purchased property in the City of Baltimore, Maryland, known as 416 E. 28th Street, Baltimore, MD 21218 and that we will occupy that property as our principal residence for at least 7 of the 12 months immediately following this conveyance.

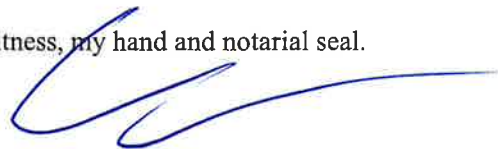

Kendra Jordan


Jeffrey Ladnier

STATE OF MARYLAND
COUNTY OF BALTIMORE CITY, to wit:

I hereby certify that on the 17th day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Kendra Jordan and Jeffrey Ladnier, 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:

11/18/2027

