

R & P Settlement Group, LLC
File No. **26-20583-NC**
Tax ID # **01-11-1879-063**
Underwriter: **Westcor Land Title Insurance Company**

This Deed, made this 30th day of June, 2026 by and between Michael I. Krauthamer and Steven A. Krauthamer, parties of the first part, Grantors; and Kristina Repko, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$725,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Kristina Repko, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING for the same at the corner formed by the intersection of the north side of Dillon Street with the east side of Curley Street; and running thence easterly binding on the north side of Dillon Street 14 feet, 6 inches, thence north parallel with Curley Street 75 feet to the south side of a 10 foot alley there laid out thence westerly binding on the south side of said alley with the use thereof in common with others 16 feet 6 inches to the east side of Curley Street, thence southerly binding on the east side of Curley Street 75 feet to the place of beginning.

The improvements thereon being known as 2900 Dillon Street.

Being the same property which by deed dated January 18, 2012, and recorded among the Land Records of Baltimore City, Maryland on January 24, 2012, in Liber 14016, in Folio 270, was granted and conveyed by 2900 DILLON STREET, LLC unto MICHAEL I. KRAUTHAMER AND STEVEN A. KRAUTHAMER, AS TENANTS IN COMMON.

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 Kristina Repko, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

Michael I. Krauthamer (SEAL)

Michael I. Krauthamer

Steven A. Krauthamer (SEAL)

Steven A. Krauthamer

STATE OF MARYLAND

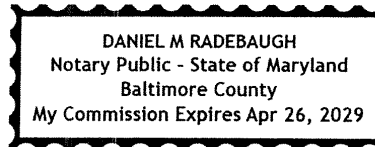
County _____ OF Baltimore _____, to wit:

I hereby certify that on the 29th day of June, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Michael I. Krauthamer and Steven A Krauthamer, 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.

Daniel M. Radebaugh
Signature of Notary Public

My Commission Expires: 04/26/2029



Signer appeared remotely online using audio/video communication technology provided by Qualia RON.

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 Supreme Court of Maryland.

Daniel M. Radebaugh (SEAL)
Daniel Matthew Radebaugh, Esq.

AFTER RECORDING, PLEASE RETURN TO:
R & P Settlement Group, LLC
1407 York Road
Suite 300
Lutherville-Timonium, MD 21093