

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$7,205.00
06-09-2026 DG

All taxes for which assessments
have been Received have been
Paid as of 06-09-2026 DG
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$11,134.92
06-09-2026 DG

Keystone Title Settlement Services, LLC
File No. 51517-25
Tax ID# 23-10-1079-221

This Deed, made this 31st day of March, 2026, by and between
DRB GROUP MID-ATLANTIC, LLC, a Maryland limited liability company, party of the first part,
GRANTOR; and **IMANI BRYAN**, party of the second part, GRANTEE.

- **Witnesseth** -

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$3,711.64
TOTAL \$3,771.64
XAC DB
Jun 10, 2026 02:46 pm

That in consideration of the sum of SEVEN HUNDRED FORTY-TWO THOUSAND
THREE HUNDRED TWENTY-EIGHT AND 00/100 DOLLARS (\$742,328.00), 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 **2704 Light Street, Baltimore, Maryland 21230**, and
being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 221 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. 4445
and 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.

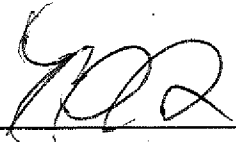
To Have and To Hold the said tract of ground and premises above described and
mentioned, and hereby intended to be conveyed, together with the rights, privileges,
appurtenances and advantages thereto belonging or appertaining unto and to the proper use
and benefit of the GRANTEE, as SOLE OWNER, in fee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

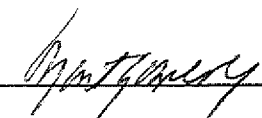
In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

WITNESS:

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

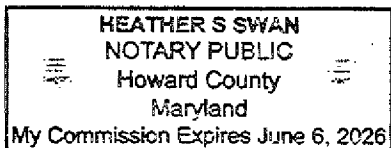


By:  (SEAL)
Peter F. Arcilesi, Vice President

STATE OF MARYLAND, COUNTY OF , TO WIT:

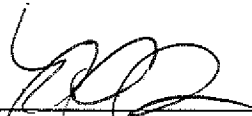
I hereby certify that on this 13th day of March, 2026 before me, a Notary Public of the State and County aforesaid, personally appeared Peter F. Arcilesi, who acknowledged himself to be Vice President of DRB Group Mid-Atlantic, LLC, a Maryland limited liability company, and that as such officer, being 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: 6-6-2026

THIS IS TO CERTIFY that the within instrument was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Heather Swan, Attorney

AFTER RECORDING, PLEASE RETURN TO:
IMANI BRYAN
2704 LIGHT STREET
BALTIMORE, MD 21230

EXHIBIT A**CONFIRMATORY ADDENDUM AND REAFFIRMATION DECLARATION**

THIS CONFIRMATORY ADDENDUM AND REAFFIRMATION DECLARATION (the "Addendum") is made as of the 15th day of June, 2026, **IMANI BRYAN** ("Buyer"), the buyer of certain real property (the "Property") located in Baltimore City, Maryland, together with the home built thereon, and more particularly described in the deed to which this Exhibit A is attached.

WHEREAS, the Agreement of Sale (the "Agreement"), by and between DRB Group Mid-Atlantic, LLC ("Seller") and Buyer contains a paragraph entitled Section 15. Environmental Disclosure ("Section 15"), which relates specifically to Seller's disclaimer of all representations and/or warranties as to the presence of radon gas, mold or other environmental pollutants (collectively, "Biological Impurities") in or affecting the Property. Attached hereto and made a part hereof as Exhibit A-1 is a true and complete copy of Section 15 extracted from the Agreement;

WHEREAS, Seller has informed Buyer of the existence of Section 15 and the contents therein;

WHEREAS, Seller has suggested that Buyer contact the United States Environmental Protection Agency and/or the applicable state or local environmental protection and health departments for more information regarding additional information concerning Biological Impurities in or affecting the Property;

WHEREAS, Seller has not made, created or invited any express or implied warranty or any other expectancy with respect to the presence of Biological Impurities in or affecting the Property; and

WHEREAS, Buyer desires to execute this Addendum to confirm and reaffirm that any and all the provisions in Section 15 accurately state and remain the mutual intent of Buyer and Seller.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer hereby affirms, reaffirms, acknowledges, declares, and certifies the following:

1. Buyer fully and completely read, reviewed and fully understands Section 15.
2. Buyer fully and completely understands and affirms that it is Buyer's sole responsibility to contact the United States Environmental Protection Agency and/or the applicable state or local environmental protection and health departments for more information regarding additional information concerning radon gas, mold or other environmental pollutants in or affecting the Property.
3. Buyer fully and completely understands and affirms that Seller has not made, created or invited (nor does it intend to make, create or invite) any representation and/or warranty or any other expectancy, either express or implied, with respect to any Biological Impurities. Buyer agrees for themselves, and for their family, invitees, tenants, agents, heirs, successors, executors, subrogees, attorneys, assigns and any other persons who may have occasion to visit or reside in the Property (collectively, the "Buyer Group") that Seller, its subsidiaries, affiliates, parents, successors, directors, officers, managers, subcontractors, and suppliers (collectively, the "Seller Group"), shall not be liable for any damages (whether direct or consequential) or for any injury (including, but not limited to, any personal injury) to Buyer or to any member of the Buyer Group, regardless of legal theory (including, but not limited to, Seller's negligence) arising out of or relating to any real or alleged Biological Impurities located in or affecting the Property. Accordingly, Buyer (for itself and the Buyer Group) releases Seller and the Seller Group, and any and all other persons and entities of and from any and all present and future claims, damages and causes of action, regardless of legal theory, that arise out of or in any way relate to the real or alleged presence of Biological Impurities in or affecting the Property (collectively, "Biological Impurities Claims"). To the maximum extent permitted by law, Buyer (for itself and for the Buyer Group) hereby waives (and is estopped to assert) all claims to the contrary. Buyer further acknowledges that nothing to the contrary has been promised by Seller or otherwise made any part of the basis of the bargain between the parties. Buyer hereby expressly covenants and agrees to release, indemnify, hold harmless, and defend Seller and the Seller Group, for any and all damages and/or costs (including, without limitation, attorneys' fees and court costs) incurred by Seller and/or the Seller Group as a result of any Biological Impurities Claims made, or attempted to be made, by Buyer or any member of the Buyer Group.

4. Buyer fully and completely understands and affirms that to the maximum extent permitted by law, Buyer, for itself, and for any and all members of the Buyer Group, waives and may not assert any and all Biological Impurities Claims.

5. Buyer fully and completely understands and affirms that nothing contrary to the language contained in Section 15 has been promised by Seller or otherwise made any part of the basis of the Agreement.

6. Buyer fully and completely understands and affirms that Buyer expressly covenants and agrees to pay to and indemnify Seller and any member of the Seller Group, for any and all damages and/or costs (including, without limitation, attorneys' fees and court costs) incurred by Seller or any other member of the Seller Group, as a result of any Biological Impurities Claims made, or attempted to be made, by the Buyer or by any member of the Buyer Group.

7. Buyer fully and completely understands and affirms that this Addendum contains a covenant running with the land and binding upon the Property (the "Covenant").

8. Buyer fully and completely understands and affirms that Buyer takes title to the Property subject to the Covenant, which shall be binding upon Buyer and the Buyer Group.

9. Buyer fully and completely understands and affirms that this Addendum is to further memorialize that Section 15 accurately states and shall remain the mutual intent of the Buyer and Seller.

10. Buyer hereby confirms and reaffirms that it fully and completely understands and agrees to be bound to all the covenants and provisions contained in Section 15 and this Addendum.

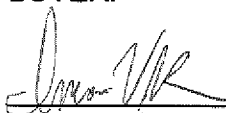
BUYER HEREBY ACKNOWLEDGES AND CERTIFIES ITS FULL AND COMPLETE UNDERSTANDING OF SECTION 15, AND DECLARES THAT IT HAS READ THIS ADDENDUM, AND HAS SIGNED IT VOLUNTARILY AND HAS HAD THE OPPORTUNITY TO CONSULT ANY ADVISOR.

IN WITNESS WHEREOF, the Buyer has duly executed this Confirmatory Addendum and Reaffirmation Declaration under seal as of the date first above written.

WITNESS/ATTEST:



BUYER:


_____ (SEAL)
IMANI BRYAN

STATE OF MARYLAND, COUNTY OF Montgomery, TO WIT:

I HEREBY CERTIFY that on March 13, 2026, before me, a Notary Public of the State of Maryland, personally appeared **IMANI BRYAN**, the Buyer of the property described in this Addendum (the "Buyer"), and that he/she executed the foregoing for the purposes therein contained by signing, in my presence, his/her name.

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



NOTARY PUBLIC

My Commission Expires: 6-6-2026

HEATHER S SWAN
NOTARY PUBLIC
Howard County
Maryland
My Commission Expires June 6, 2026

EXHIBIT A-1

(Section 15)

15. **ENVIRONMENTAL DISCLOSURE.** The United States Environmental Protection Agency and state and local environmental protection and health departments have expressed concern over the presence of radon gas in homes. Prolonged exposure to high levels of indoor radon gas and/or methane may affect the health of residents. We have not and will not make any investigation to determine whether there is radon gas, methane, mold or other environmental pollutants in or affecting the Property, although such conditions may exist. We make no representation or warranty as to the presence or lack of radon gas, methane, mold, electromagnetic fields from power lines and appliances, environmental pollutants in the Home or otherwise affecting the Property, hazardous materials or other environmental conditions, or as to the general effect of any such conditions, except to the extent required by Governing Law. You further agree that this Agreement is not contingent on radon testing results or the presence of lack of radon gas or methane in the house. For additional information concerning radon gas, methane, mold or other environmental pollutants or hazardous materials, We suggest that You contact the United States Environmental Protection Agency and/or Your state or local environmental protection and health departments.

We shall have the right, at Our sole discretion, to include language in Your deed that transfers legal title to the Property from Us to You, which expressly disclaims any representations and/or warranties as to the presence of radon gas, methane, mold or other environmental pollutants in or affecting the Property. Any such language shall be binding on You and any future purchaser of the Property. The terms of this Section 15 shall survive Settlement.

OWNER OCCUPANCY AFFIDAVIT

Imani Bryan, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

As to All

Imani V. Bryan
Imani Bryan

(SEAL)

(SEAL)

STATE OF MARYLAND, Montgomery County, to wit:

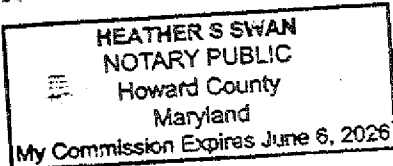
I HEREBY CERTIFY, that on this 13th day of March, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Imani Bryan, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

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

[Signature]

Notary Public

My Commission Expires: 6-6-2026



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 DRB Group Mid-Atlantic, LLC

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

2704 Light Street, Baltimore, Maryland 21230

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

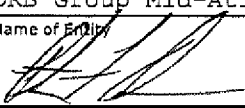
Witness/Attest



Name of Entity

DRB Group Mid-Atlantic, LLC

By



Name

Peter F. Arcilesi

**Date

3-13-2024

Title

Vice President

** 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.

State of Maryland Land Instrument Intake Sheet

☒ Baltimore City ☐ County: _____
Information provided is for the use of the Clerk's Office, State Department of
Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.)			
		1 Deed	Mortgage Lease	Other _____	Other _____
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms- Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation			
		State Transfer First Time Maryland Homebuyer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration \$ 742,328.00		Transfer and Recordation Tax Consideration	
		Any New Mortgage \$ 630,978.00		Transfer Tax Consideration \$	
		Balance of Existing Mortgage \$		X () % = \$	
		Other: \$		Less Exemption Amount - \$	
		Other: \$		Total Transfer Tax = \$	
		Full Cash Value: \$		Recordation Tax Consideration \$	
				X () per \$500 = \$	
				TOTAL DUE \$	

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:	
		Recording Charge	\$	20.00	\$		20.00
		Surcharge	\$	40.00	\$		40.00
		State Recordation Tax	\$	7,205.00	\$		
		State Transfer Tax	\$	1,855.82	\$		
		County Transfer Tax	\$	11,134.92	\$		
		Other	\$		\$		
		\$		\$			

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map		Parcel No.	Var. LOG	
			23-10-1079-221	28241/184				☐ (5)	
		Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
								28241/184	
		Location/Address of Property Being Conveyed (2)							
		2704 Light Street, Lot 221, Locke Landing, Baltimore, MD 21230							
		Other Property Identifiers (if applicable)						Water Meter Account No.	
		Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:		N/A	
		Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of SqFt/Acreage Transferred: N/A					
If Partial Conveyance, List Improvements Conveyed: N/A									

7	Transferred From	Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)	
		DRB Group Mid-Atlantic, LLC		Imani Bryan	
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)		Doc. 2 – Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc. 1 – Grantee(s) Name(s)		Doc. 2 – Grantee(s) Name(s)	
		Imani Bryan		CMG Mortgage, Inc. dba CMG Home Loans	
		New Owner's (Grantee) Mailing Address			
		2704 Light Street, Lot 221, Locke Landing, Baltimore, MD 21230			

9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)		Doc. 2 – Additional Names to be Indexed (Optional)	

10	Contact/Mail Information	Instrument Submitted By or Contact Person			☒ Return to Contact Person ☐ Hold for Pickup ☒ Return Address Provided
		Name:			
		Firm Keystone Title Settlement Services, LLC			
		Address: 2099 Gaither Road, Suite 250 Rockville, MD 20850 Phone: (301) 695-2525			

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER					
		☒ Yes ☐ No	Will the property being conveyed be the grantee's principal residence?				
		☐ Yes ☒ No	Does transfer include personal property? If yes, identify: _____				
		☒ Yes ☐ No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).				

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Whole		Part	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20		Geo.	Map	Sub	Block
Land				Zoning	Grid	Plat	Lot
Buildings				Use	Parcel	Section	Occ. Cd.
Total				Town Cd.	Ex. St.	Ex. Cd.	
REMARKS:							



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5139 FAX (410) 332-0216

INTAKE SHEET

Instructions: Complete this form and affix it to the front of each and every deed that is being submitted for processing.

Document Detail:

Taxable Conveyance Consideration \$ 742,328.00

Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason N/A

Include "No Consideration" Affidavit if applicable

Grantor (s) DRB GROUP MID-ATLANTIC LLC

Grantee (s) IMANI BRYAN

Single Property ☒ Multiple Properties ☐

(If you check multiple properties, include the first property on this page and all others should be entered on the attached addendum. We do not verify legal descriptions.)

Property Address: 2704 LIGHT STREET W/S/B/L 23-10-1079-221

Fee Simple ☒ Leasehold ☐ Amount N/A

Multiple Deed Transfer Yes ☐ No ☒

Refinance Yes ☐ No ☒ Refinance Affidavit Included? Yes ☐ No ☒

Amount of New Loan N/A Amount of Existing Loan N/A

Eligible for OOC? Yes ☒ No ☐ Principal Residence Affidavit Included? Yes ☒ No ☐

HUD 1 Enclosed? ☒ Yes ☐ No ☐ N/A

New Owner's Mailing Address: 2704 LIGHT STREET, BALTIMORE, MARYLAND 21230

Transfer Tax Payment \$ 12,990.74 Recordation Tax Payment \$ 7,205.00

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

Important Notice: ** Effective July 1, 2014 our office will be enforcing new policies & procedures regarding deeds that are conveying multiple properties. If a deed is conveying multiple properties, for example a condominium and a parking space or a property and a "descriptive" lot; then the properties must be clearly identified in the deed and on the intake sheet. In addition, if the properties have their own unique parcel number (block & lot), a lien sheet must be obtained for each and every parcel number. By law, all liens must be satisfied prior to transfer. If a deed has been recorded and subsequently it is found that a parcel was erroneously omitted because it was not clearly identified and/or a lien sheet was not obtained, then the responsible party (title company, attorney, or whoever handled the settlement) will have to obtain a lien sheet and pay all open liens.

** I have read and understand the policies regarding the transfer of multiple properties mentioned above. FD (Initials)

Submitter Info:

Name: FRESKA DESSAW

Firm: KEYSTONE TITLE SETTLEMENT SERVICES LLC

Address: 2099 GAITHER ROAD, SUITE 250, ROCKVILLE, MARYLAND 20850

Phone #: (301) 695-2525 EX 21908

E-mail: FDESSAW@KEYSTONETITLE.COM

INTAKE SHEET ADDENDUM (MULTIPLE PROPERTIES)

<u>Property Address</u>	<u>W/S/B/L</u>	<u>FS or LH</u>	<u>LH Amount</u>
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[illegible]

TOTAL PROPERTIES: _____