

THIS DEED

27-26-5364-012

Tax Account No./Parcel Identifier

Made this 29 day of June, 2026, by and between 929 Stablers LLC, a Maryland Limited Liability Company, party(ies) of the first part, and Raymaze Barnes and Meagan Lynn Blackwell, party(ies) of the second part:

WITNESSETH, that in consideration of the sum of Four Hundred Thousand And No/100 Dollars (\$400,000.00) receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple, as joint tenants, and not as tenants in common, their assigns, the survivor them, and unto the survivor's personal representatives, heirs, and assigns, all that property situate in Baltimore City, State of Maryland, described as:

Beginning for the same on the Southwest side of Cold Spring Lane, formerly Arlington Avenue as laid out 23 feet wide at the distance of 354 feet 1 inch Northwesterly from the corner formed by the Northwest side of Harford Turnpike Road (as formerly laid out) and the Southwest side of Cold Spring Lane 340.67 feet more or less from said corner as formed by the recent widening of Harford Road and running thence binding on the Southwest side of Cold Spring Lane 39 1/4 degrees West 55 feet, thence at right angles with Cold Spring Lane South 50 3/4 degrees West 124 feet 4 1/2 inches to intersect the first line of land described in assignment from William T. Edmeads to Samuel E. Eichelberger dated April 29, 1870 and recorded in E.H.A. Liber No. 66, folio 224, thence binding on said first line reversely South 50 degrees 5 minutes East 56 feet and thence North 50 3/4 degrees East 113 feet 9 1/2 inches to the place of beginning.

Being the same property as conveyed from Build It Better, LLC, a Maryland Limited Liability Company to 929 Stablers LLC, a Maryland Limited Liability Company, its successors and assigns, dated December 12, 2025 and recorded on January 02, 2026 in Book 28640 at Page 129, Baltimore City records.

For informational purposes only: 2903 East Cold Spring Lane, Baltimore, MD 21214.

Tax Parcel # 27-26-5364-012

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple, as joint tenants, and not as tenants in common, their assigns, the survivor them, and unto the survivor's personal representatives, heirs, and assigns.

AND the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

WITNESS:

929 Stablers LLC, a Maryland Limited Liability Company

✓ BY:

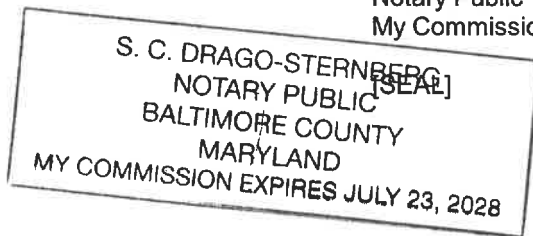
Fredy R. Hernandez
Fredy R. Hernandez
Sole Member

STATE OF MARYLAND
COUNTY OF Baltimore, to wit:

I hereby certify that on this 26 day of June, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Fredy R. Hernandez, Sole Member for 929 Stablers LLC, a Maryland Limited Liability Company, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

S. C. Drago - Woternberg
Notary Public
My Commission Expires: 7 23 2028



Grantors' Address: 4 Blenmont Court, Phoenix, MD 21131

Grantees' Address: 2903 E Cold Spring Lane, Baltimore, MD 21214

Title Insurer: Chicago Title Insurance Company

File No.: MDL26009037

REMIT TO:
Liberty Title and Escrow Company LLC
1300 York Road, Suite 130A
Lutherville, MD 21093