



Old Republic National Title Insurance Company

MD-STATUTORY NOTICE AND ACKNOWLEDGEMENT

File #: 9-2026-7406

Borrower(s): Meisha King

Property Address: 1926 Lemmon Street, Baltimore, MD 21223

Lender's Policy: \$ _____ Owner's Policy: \$ 325.00

Lender to be insured: _____

Name of Title Insurance Company: **Old Republic National Title Insurance Company**

With respect to the real estate transaction involving our purchase of the above property and the making of a purchase money mortgage by us on the property and in accordance with Insurance Article §22-103 of the Annotated Code of Maryland as amended, we have been notified by our settlement agent of the following:

1. The Lender in the captioned transaction has requested a loan policy of title insurance to be issued by Old Republic National Title Insurance Company under which the Lender will be insured as mortgagee of this property. The policy issued to the Lender will be for the amount of the mortgage.
2. We as buyers of the property have a right to obtain simultaneous title insurance, an owner's policy, issued in our favor. The owner's policy, if issued, will be in the full amount of the purchase price we paid for the property. The additional cost for obtaining an owner's policy of title insurance is set forth below and has been disclosed to us by the settlement agent.
3. We understand that the Title Insurance Commitment or Sample of the Form Policy into which the contingencies and conditions for insuring will be inserted:
 - a. does constitute a statement of the terms and conditions on which the title insurer is willing to issue its policy of title insurance if the tile insurer accepts a premium for the policy;
 - b. is not a representation as to the state of title; and
 - c. does not constitute an abstract of title.
4. There are two separate and distinct forms of owner's policies of title insurance available for our purchase:
 - a. ALTA Owner's Policy of Title Insurance (basic).
 - b. ALTA Homeowner's Policy of Title Insurance (enhanced).Either owner's policy when issued will be subject only to contingencies and conditions contained in the title insurance binder or commitment which has been provided to us. We have the right to review a sample of each form of owner's policy in which said contingencies and conditions will appear.
5. The policy described at 4.a. above will be issued at the Company's regular current rates for an owner's policy. The cost for an ALTA Owner's Policy of Title Insurance and simultaneously issued lender's policy is detailed in OPTION 1 below. The ALTA Homeowner's Policy which gives extended coverage of certain matters will be issued for an additional premium. The cost for an ALTA Homeowner's Policy of Title Insurance and simultaneously issued lender's policy is detailed in OPTION 2 below.
6. Either owner's policy of title insurance will be effective upon payment of the additional premium described and upon the delivery and recordation of the Deed from the seller to buyer.

WE HEREBY ACKNOWLEDGE receipt of this Notice prior to the disbursement of any funds. We direct Old Republic National Title Insurance Company, through its policy-issuing agent, as follows:

OPTION 1: Issue Loan Policy and ALTA Owner's Policy of Title Insurance (basic).
The premium for the Owner's Policy and simultaneously issued Loan Policy will be \$ _____.

OPTION 2: Issue Loan Policy and ALTA Homeowner's Policy of Title Insurance (enhanced).
The premium for the Homeowner's Policy and simultaneously issued Loan Policy will be \$ 325.00.

OPTION 3:

Issue Loan Policy only; we decline to purchase owner's title insurance.

The premium for the Loan Policy will be \$_____.

Borrower

~~6/30/2026~~

Date _____

Borrower

Date _____

**LIMITED POWER OF ATTORNEY FOR CORRECTING
TYPOGRAPHICAL ERRORS**

We, the undersigned, for and in consideration of closing the loan and/or sale transaction involving property described as **1926 Lemmon Street, Baltimore, MD 21223**, do hereby appoint Universal Title, Ellicott City as our attorney-in-fact to correct any TYPOGRAPHICAL ERRORS, to place our initials on documents where changes are made and/or to sign our names to and acknowledge any modification or other documents correcting the typographical error. In the event this procedure is utilized, the party(ies) involved shall receive a corrected copy of the changed document.

This power of attorney shall be irrevocable until the loan, if any, is satisfied and shall survive the disability of the undersigned.

AS WITNESS our execution hereof this **30th** day of **June, 2026**.

PURCHASER/BORROWER

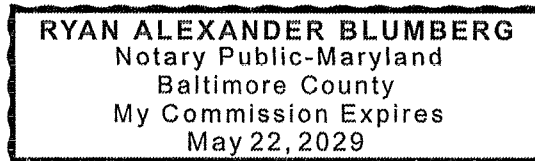
Meisha King
Meisha King

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

Sworn to and subscribed before me by Meisha King on this 30th day of June, 2026.

Ryan Alexander Blumberg (SEAL)
Signature of Notary Public

My Commission Expires: 5/22/2029



Completed via Remote Online Notarization using 2 way Audio/Video technology.

eSign Consent

Consumer Disclosure – Conducting business electronically, receiving electronic notices and disclosures, and signing documents electronically.

Please read the following information **before signing this consent and the following closing documents**. By proceeding forward and signing this document you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You understand electronic signatures are equivalent to traditional signatures, and equally binding. This electronic signature service is provided on behalf of clients, “requesting party,” whom are sending electronic documents, notices, disclosures or requesting electronic signatures to you. If there is no third-party “requesting party,” you are deemed the “requesting party.” You are not required to sign documents electronically. If you prefer not to do so you may request to receive paper copies and withdraw your consent at any time as described below.

Paper Copies:

You are not required to receive notices or disclosures or sign documents electronically and may request paper copies of documents or disclosure if you prefer to do so. You also have the ability to download and print any open or signed documents sent to you through the electronic signature system. If you wish to receive paper copies in lieu of electronic documents, you may close this web browser and request paper copies from the “requesting party” by following the procedures outlined below. The “requesting party” may apply a charge for requesting paper copies.

Withdrawal of Consent:

You may withdraw your consent to receive electronic documents, notices or disclosures at any time. In order to withdraw consent, you must notify the “requesting party” that you wish to withdraw consent and to provide your future documents, notices, and disclosures in paper format. After withdrawing consent if at any point in the future you proceed forward and utilize the electronic signature system you are once again consenting to receive notices, disclosure, or documents electronically. You may withdraw consent to receive electronic notices and disclosures and optionally electronic signatures by following the procedures described below.

Scope of Consent:

You agree to receive electronic notices, disclosures, and electronic signature documents with all related and identified documents and disclosures provided over the course of your relationship with the “requesting party.” You may at any point withdraw your consent by following the procedures described below.

Requesting paper copies, withdrawing consent, and updating contact information. You have the ability to download and print any documents we send to you through the electronic signature system. To request paper copies of documents or withdraw consent to conduct business electronically (i.e. receive documents, notices, or disclosures electronically or sign documents electronically) please contact the “requesting party” by telephone, postal mail, or by sending an email to the “requesting party” with the following subjects:

“Requesting Paper Copies” provide name, email, telephone number, postal address and document title.

“Withdraw Consent” provide name, email, date, telephone number, postal address.

“Update Contact Information” provide name, email, telephone number and postal address.

Any fees associated with requesting paper copies or withdrawing consent will be determined by the "requesting party."

Required hardware:

- Desktop or laptop computer
- Web camera

Required software:

- Chrome or Firefox browser. Browsers must have cookies enabled
- You will need an up to date pdf viewer, like Acrobat Reader to view signed documents.

Meisha King

Meisha King

STATE OF MARYLAND

COUNTY OF HOWARD, to wit:

Sworn to and subscribed before me by Meisha King on this 30th day of June, 2026.

Ryan Alexander Blumberg (SEAL)

Signature of Notary Public

My Commission Expires: 5/22/2029

RYAN ALEXANDER BLUMBERG

Notary Public-Maryland

Baltimore County

My Commission Expires

May 22, 2029

Completed via Remote Online Notarization using 2 way Audio/Video technology.

**ACKNOWLEDGEMENT AND RECEIPT OF
SETTLEMENT STATEMENT/CLOSING DISCLOSURE**

Property Address: 1926 Lemmon Street, Baltimore, MD 21223

Settlement Date: June 30, 2026

SETTLEMENT STATEMENT/CLOSING DISCLOSURE. The parties hereto acknowledge receipt of a copy of the Settlement Statement and/or Closing Disclosure (as applicable), accept it as a correct representation of their contract as modified at or before settlement and authorize the disbursements therein.

COMPUTATIONS. All computations are subject to audit. Universal Title, Ellicott City ("Universal Title") assumes no responsibility for the accuracy of payoff, assumption, or other figures provided by lending institutions, homeowner associations, taxing authorities or other parties who have provided information used in this transaction. Homeowner association fees or condominium dues have been obtained and adjusted on a "best-effort" basis. For the convenience of the parties and to expedite the closing process, adjustments and calculations may have been based on estimates or telephone conversations prior to receipt of written statements. Any error discovered may be corrected by Universal Title. The parties in whose favor an error was made agree to immediately reimburse Universal Title or the other parties to whom the funds may be due. If legal action is required to collect any such funds, the party owing the money agrees to pay court costs and reasonable attorney's fees incurred to collect such funds.

SERVICES RENDERED. All parties acknowledge that Universal Title has acted on behalf of the parties and at their request to perform the following services: (1) Order loan payoff statements, HOA dues statements, termite inspection reports, surveys, and other information necessary to complete the closing; (2) Coordinate the scheduling of the closing with lenders, the parties and their agents, if any; (3) Prepare the Settlement Statements and certain other documents not affecting title; (4) Conduct the closing; (5) Receive and disburse all settlement funds and act as escrow agent; (6) Provide clerical services incidental to the closing.

SPECIAL PERFORMANCE ESCROWS. Notwithstanding any other document or agreement to the contrary, no special performance escrow will be disbursed without the prior written approval of the parties.

TECHNICAL CORRECTIONS/POWER OF ATTORNEY. All parties agree that, if technical corrections are required on any of the documents involved in this transaction, Universal Title, acting through its employees, is authorized to make said corrections and initial them on behalf of the parties. The undersigned hereby appoint Universal Title as their Attorney-in-Fact to make such corrections and the Borrowers hereby authorize Universal Title to endorse the loan proceeds checks on their behalf if such endorsement is required by the lender.

TITLE INSURANCE. Universal Title did not search the title to the property, is relying upon a report of title furnished by an abstracting service, and makes no assurances with regard to the validity of title other than to review the title abstract provided by the abstracting service. The Mason Law Firm, PLC is not providing an opinion of title, and in no way warrants the validity of title Buyer is receiving. The principals of Universal Title and The Mason Law Firm, PLC own stock in the title insurance agency that will receive a portion of the title insurance premium paid in this case.

LIENS. The Sellers, or in the case of a refinance, the Borrowers, certify that there is no deed of trust, mortgage, special assessment or other lien, levied or pending, affecting the property other than those shown on pages 1 and 2 of the Settlement Statement and/or Closing Disclosure (as applicable), and if there is any such lien, they hereby guarantee payment and release of same. The Sellers, or in the case of a refinance, the Borrowers, have reviewed the calculation of the lien payoff amounts and hereby agree to hold harmless from, and to pay immediately, any claim resulting from a shortage in the payoff amount.

PROPERTY/CONDOMINIUM ASSOCIATION DISCLOSURES. The Purchasers acknowledge that, if the property is in a property owners association or condominium association, state law gives Purchasers the right to review certain documents. The Purchasers represent that they have received and reviewed said documents and hereby waive any claim against Universal Title if said documents have not been received by Purchasers. The parties authorize Universal Title to provide a copy of the Settlement Statement to the Property/Condominium Owners Association.

CONSENT TO SETTLEMENT STATEMENT DISCLOSURE. The parties authorize Universal Title to provide a copy of the Settlement Statement to all parties and payees shown on the Settlement Statement and to the real estate agents associated with this transaction, if any. Sellers authorize Universal Title to provide a copy of the Seller Closing Disclosure, if applicable, to Buyers' lender.

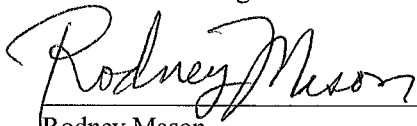
PRIVACY DISCLOSURE AND USE OF DATA. At Universal Title, we are committed to protecting your privacy while providing you with exceptional service. In the course of your real estate transaction, we collect certain information about you, some of which may be considered "non-public personal information" under applicable privacy laws. Universal Title, its subsidiaries and affiliates may use the information collected in connection with your transaction for the purposes of completing your settlement, fulfilling our legal and contractual obligations, improving our services, and communicating with you in the future regarding our products, services, and industry updates. You have the right to opt out of receiving such future communications at any time by notifying us in writing or using any opt-out mechanism we provide. We will not disclose your non-public personal information to any third party, except: (1) as necessary to process and complete your transaction; (2) as required or permitted by law, regulation, or legal process; or (3) with your express written consent. We do not and will not sell your personal information to any third party.

In addition to non-public personal information, Universal Title and its subsidiaries may collect and maintain certain information from public sources, including but not limited to recorded deeds, mortgages, property tax records, or other government filings. This public information is not subject to the same restrictions as non-public personal information. We may use such public information for any lawful business purpose, including, but not limited to, providing additional services, creating market reports, offering products or services, or conducting data analysis. We may also share aggregated, non-personally identifiable information derived from public records with third parties. If we use public information to contact you for marketing or service purposes, you may opt out of such communications at any time by following the instructions provided in the communication or contacting us directly.

FUNDS. Universal Title reserves the right to delay the recording of legal instruments and the disbursement of funds until all parties' funds have been collected in its escrow account. All funds received in this closing shall be deposited with other closing funds in one or more non-interest bearing escrow accounts in the name of Universal Title in a bank selected by us. Universal Title shall have no obligation to account to you in any manner for the value of, or pay to you any benefit received by us, directly or indirectly, by reason of the deposit of the escrowed funds or the maintenance of such accounts with that bank.

DISBURSED FUNDS. Universal Title reserves the right, and Seller and Borrower authorize Universal Title, to "batch" the disbursement of certain funds from this settlement when the payee receives payment from numerous transactions that settle with Universal Title and receipt of that payment is not expected immediately upon the completion of settlement. An example of this type of payee is the company performing the title abstract. In this situation, one "batch" payment will be made instead of separate payments for each transaction. The disbursement of these batch payments may be delayed, but in no event will the payment be disbursed more than fourteen days after settlement.

Universal Title hereby reserves the right to charge you a monthly administrative fee of \$25.00 against checks not negotiated within 6 months (180 days) of this settlement. Said fee may be deducted from each such check until the amount of any such check is brought to a zero balance.


Rodney Mason

Meisha King

CONSENT TO SETTLEMENT STATEMENT DISCLOSURE. The parties authorize Universal Title to provide a copy of the Settlement Statement to all parties and payees shown on the Settlement Statement and to the real estate agents associated with this transaction, if any. Sellers authorize Universal Title to provide a copy of the Seller Closing Disclosure, if applicable, to Buyers' lender.

PRIVACY DISCLOSURE AND USE OF DATA. At Universal Title, we are committed to protecting your privacy while providing you with exceptional service. In the course of your real estate transaction, we collect certain information about you, some of which may be considered "non-public personal information" under applicable privacy laws. Universal Title, its subsidiaries and affiliates may use the information collected in connection with your transaction for the purposes of completing your settlement, fulfilling our legal and contractual obligations, improving our services, and communicating with you in the future regarding our products, services, and industry updates. You have the right to opt out of receiving such future communications at any time by notifying us in writing or using any opt-out mechanism we provide. We will not disclose your non-public personal information to any third party, except: (1) as necessary to process and complete your transaction; (2) as required or permitted by law, regulation, or legal process; or (3) with your express written consent. We do not and will not sell your personal information to any third party.

In addition to non-public personal information, Universal Title and its subsidiaries may collect and maintain certain information from public sources, including but not limited to recorded deeds, mortgages, property tax records, or other government filings. This public information is not subject to the same restrictions as non-public personal information. We may use such public information for any lawful business purpose, including, but not limited to, providing additional services, creating market reports, offering products or services, or conducting data analysis. We may also share aggregated, non-personally identifiable information derived from public records with third parties. If we use public information to contact you for marketing or service purposes, you may opt out of such communications at any time by following the instructions provided in the communication or contacting us directly.

FUNDS. Universal Title reserves the right to delay the recording of legal instruments and the disbursement of funds until all parties' funds have been collected in its escrow account. All funds received in this closing shall be deposited with other closing funds in one or more non-interest bearing escrow accounts in the name of Universal Title in a bank selected by us. Universal Title shall have no obligation to account to you in any manner for the value of, or pay to you any benefit received by us, directly or indirectly, by reason of the deposit of the escrowed funds or the maintenance of such accounts with that bank.

DISBURSED FUNDS. Universal Title reserves the right, and Seller and Borrower authorize Universal Title, to "batch" the disbursement of certain funds from this settlement when the payee receives payment from numerous transactions that settle with Universal Title and receipt of that payment is not expected immediately upon the completion of settlement. An example of this type of payee is the company performing the title abstract. In this situation, one "batch" payment will be made instead of separate payments for each transaction. The disbursement of these batch payments may be delayed, but in no event will the payment be disbursed more than fourteen days after settlement.

Universal Title hereby reserves the right to charge you a monthly administrative fee of \$25.00 against checks not negotiated within 6 months (180 days) of this settlement. Said fee may be deducted from each such check until the amount of any such check is brought to a zero balance.

Rodney Mason

Meisha King

Meisha King

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

RE: 1926 Lemmon Street, Baltimore, MD 21223

This is to give you notice that Universal Title, Ellicott City has a business relationship and common ownership with The Mason Law Firm, PLC and MHL Abstracts LLC. For the purposes of Virginia Code Section 55.1-905, The Mason Law Firm, PLC and MHL Abstracts LLC are subsidiaries of Universal Title, Ellicott City. Universal Title, Ellicott City commonly refers legal business associated with their real estate settlement, title abstract and title insurance business to The Mason Law Firm, PLC and MHL Abstracts LLC. The Mason Law Firm, PLC is legal counsel to and represents Universal Title, Ellicott City in legal matters. Because of these relationships, these referrals may provide Universal Title, Ellicott City a financial or other benefit.

In order to prepare all the documents and complete your settlement, it may be necessary to obtain the services of an attorney. The need may arise for a lawyer to prepare and/or complete legal documents, such as a Power of Attorney if you need one, or completion of the lender's documents if your lender does not do so. If you feel you should retain the services of independent counsel you should do so but you understand that The Mason Law Firm, PLC is not retained to otherwise represent you as an attorney in the real estate transaction. Set forth below is the estimated charge by The Mason Law Firm, PLC for the following settlement services:

Preparation of Power of Attorney	\$75.00
Preparation of Deed	\$175.00 - \$300.00

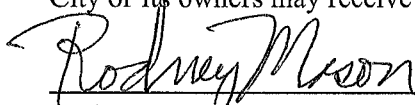
Set forth below is the estimated charge by MHL Abstracts LLC for conducting the title search on the property:

Title Search	\$100 - \$150
--------------	---------------

You are NOT required to use The Mason Law Firm, PLC or MHL Abstracts LLC as a condition for settlement of your purchase of the subject property. You may be able to get these services or better services at a lower rate by shopping with other settlement service providers.

ACKNOWLEDGEMENT:

I/we have read this disclosure form and understand that Universal Title, Ellicott City is referring me/us to the above-described legal services from The Mason Law Firm, PLC, and Universal Title, Ellicott City or its owners may receive income as a result of this referral.



Rodney Mason

Meisha King

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

RE: 1926 Lemmon Street, Baltimore, MD 21223

This is to give you notice that Universal Title, Ellicott City has a business relationship and common ownership with The Mason Law Firm, PLC and MHL Abstracts LLC. For the purposes of Virginia Code Section 55.1-905, The Mason Law Firm, PLC and MHL Abstracts LLC are subsidiaries of Universal Title, Ellicott City. Universal Title, Ellicott City commonly refers legal business associated with their real estate settlement, title abstract and title insurance business to The Mason Law Firm, PLC and MHL Abstracts LLC. The Mason Law Firm, PLC is legal counsel to and represents Universal Title, Ellicott City in legal matters. Because of these relationships, these referrals may provide Universal Title, Ellicott City a financial or other benefit.

In order to prepare all the documents and complete your settlement, it may be necessary to obtain the services of an attorney. The need may arise for a lawyer to prepare and/or complete legal documents, such as a Power of Attorney if you need one, or completion of the lender's documents if your lender does not do so. If you feel you should retain the services of independent counsel you should do so but you understand that The Mason Law Firm, PLC is not retained to otherwise represent you as an attorney in the real estate transaction. Set forth below is the estimated charge by The Mason Law Firm, PLC for the following settlement services:

Preparation of Power of Attorney	\$75.00
Preparation of Deed	\$175.00 - \$300.00

Set forth below is the estimated charge by MHL Abstracts LLC for conducting the title search on the property:

Title Search	\$100 - \$150
--------------	---------------

You are NOT required to use The Mason Law Firm, PLC or MHL Abstracts LLC as a condition for settlement of your purchase of the subject property. You may be able to get these services or better services at a lower rate by shopping with other settlement service providers.

ACKNOWLEDGEMENT:

I/we have read this disclosure form and understand that Universal Title, Ellicott City is referring me/us to the above-described legal services from The Mason Law Firm, PLC, and Universal Title, Ellicott City or its owners may receive income as a result of this referral.

Rodney Mason

Meisha King

Meisha King

WATER ESCROW AGREEMENT

The undersigned Purchaser and Seller, of property known as 1926 Lemmon Street, Baltimore, MD 21223, acknowledge that Universal Title, Ellicott City will hold in escrow the sum of \$450 for the purpose of paying the final water and sewer bill when it is rendered. However, due to the unknown and uncertain size of water and sewer bills, the Purchaser and Seller hereby agree to indemnify and hold harmless Universal Title, Ellicott City, and the title insurance company insuring the title to the real property from any claims concerning the water and sewer bill should it later be determined that the escrow amount indicated above is insufficient to pay the final bill when rendered by the billing institution or government.

In the event the amount of escrow is insufficient to pay the water and/or sewer bill, Universal Title, Ellicott City will promptly notify the parties by verbal or written notice of the deficiency and shall send the bill and a check payable to the appropriate billing authority in the amount of the escrow held to the Purchaser who will adjust the bill directly with the Seller.

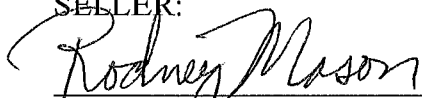
The Seller hereby agrees to pay to the Purchaser any additional amount which may be required in addition to the escrowed monies, to pay the final water and sewer bill. The Seller further agrees to indemnify Purchaser for any loss or damage sustained by reason of the Seller non-compliance with this provision.

In the event the final water bill has not been received by the escrow agent within 120 days of settlement, the escrow agent shall be irrevocably authorized to return the entire water escrow to the Seller.

Notwithstanding the return of the escrowed funds to the Seller after the 120 day period, the parties hereto are not relieved of the corresponding responsibilities to adjust the relevant outstanding water bill between them.

We, the undersigned, have agreed to the foregoing as a condition for settlement by Universal Title, Ellicott City.

SELLER:



Rodney Mason

Date: 6/30/2011

PURCHASER:

Meisha King

Date:

WATER ESCROW AGREEMENT

The undersigned Purchaser and Seller, of property known as 1926 Lemmon Street, Baltimore, MD 21223, acknowledge that Universal Title, Ellicott City will hold in escrow the sum of \$450.00 for the purpose of paying the final water and sewer bill when it is rendered. However, due to the unknown and uncertain size of water and sewer bills, the Purchaser and Seller hereby agree to indemnify and hold harmless Universal Title, Ellicott City, and the title insurance company insuring the title to the real property from any claims concerning the water and sewer bill should it later be determined that the escrow amount indicated above is insufficient to pay the final bill when rendered by the billing institution or government.

In the event the amount of escrow is insufficient to pay the water and/or sewer bill, Universal Title, Ellicott City will promptly notify the parties by verbal or written notice of the deficiency and shall send the bill and a check payable to the appropriate billing authority in the amount of the escrow held to the Purchaser who will adjust the bill directly with the Seller.

The Seller hereby agrees to pay to the Purchaser any additional amount which may be required in addition to the escrowed monies, to pay the final water and sewer bill. The Seller further agrees to indemnify Purchaser for any loss or damage sustained by reason of the Seller non-compliance with this provision.

In the event the final water bill has not been received by the escrow agent within 120 days of settlement, the escrow agent shall be irrevocably authorized to return the entire water escrow to the Seller.

Notwithstanding the return of the escrowed funds to the Seller after the 120 day period, the parties hereto are not relieved of the corresponding responsibilities to adjust the relevant outstanding water bill between them.

We, the undersigned, have agreed to the foregoing as a condition for settlement by Universal Title, Ellicott City.

SELLER:

Rodney Mason

Date:

PURCHASER:

Meisha King

Meisha King

Date: 6/30/2026



Tax Adjustment Acknowledgement

Property Address: 1926 Lemmon Street

We, Meisha King and Rodney Mason(the "undersigned") are aware that the real estate taxes on the above referenced property have been adjusted as of the date of closing, based on the latest information available from the county/city tax office.

Should any readjustment on the real estate taxes become necessary due to incorrect information supplied by the tax office, or the issuance of a supplemental bill, this readjustment is the sole responsibility of the purchaser and seller.

Purchaser should be aware that if the assessed value of the property or the real property tax rate increases, the Purchaser's next tax bill may be significantly higher than the current tax bill. This may result in a shortage in the Purchaser's escrow account with the lender, if applicable.

Date: 6/30/20

Purchaser(s):

Meisha King

Seller(s):

Rodney Mason
Rodney Mason

INCOMPLETE SETTLEMENT AGREEMENT

Property Address: 1926 Lemmon Street, Baltimore, MD 21223

This agreement is made as of the above date in connection with the sale and purchase of the above referenced property (the "Property").

Settlement on the Property is scheduled for June 30, 2026 ("Settlement"). Seller and Purchaser (the "Parties") acknowledge and confirm that certain documents, item or actions are not yet available, completed and/or received (the "Required Items") in order to complete settlement. Specifically, the following Required Items are necessary for Settlement and if the box is checked, Universal Title has not yet received the required item:

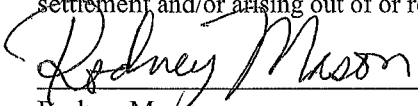
- ☒ Lender Funds
- ☒ Lender Funding Authorization
- ☒ Buyer Funds
- ☒ Buyer Signed Documents
- ☒ Seller Signed Documents

☐ Other: _____

Parties acknowledge the Required Items and understand and confirm that Settlement is incomplete unless and until the Required Items are received by Universal Title. Parties further authorize Universal Title to proceed with Settlement and hold all documents and monies in escrow until receipt of the Required Items. Upon receipt of the Required Items, Settlement will be complete and Universal Title will record and disburse the transaction as required by law.

Parties authorize Universal Title to re-attach the signature page of the existing Settlement Statement to any revised Settlement Statement, provided that the dollar figures do not change, except for normal pro-rations caused by a change in the settlement date.

In addition to the above inducements, we hereby further agree to indemnify and hold harmless Universal Title, its underwriters, affiliates, attorneys, officers, employees, agents, representatives and independent contractors from and against any and all claims, suites, judgments, demands, losses, damages, costs, expenses or liabilities whatsoever (including attorney's fees and expenses) it may incur because of proceeding to the conclusion of this incomplete settlement and/or arising out of or relating to this Incomplete Settlement Agreement.


Rodney Mason

Meisha King

INCOMPLETE SETTLEMENT AGREEMENT

Property Address: 1926 Lemmon Street, Baltimore, MD 21223

This agreement is made as of the above date in connection with the sale and purchase of the above referenced property (the "Property").

Settlement on the Property is scheduled for June 30, 2026 ("Settlement"). Seller and Purchaser (the "Parties") acknowledge and confirm that certain documents, item or actions are not yet available, completed and/or received (the "Required Items") in order to complete settlement. Specifically, the following Required Items are necessary for Settlement and if the box is checked, Universal Title has not yet received the required item:

- ☒ Lender Funds
- ☒ Lender Funding Authorization
- ☒ Buyer Funds
- ☒ Buyer Signed Documents
- ☒ Seller Signed Documents
- ☐ Other: _____

Parties acknowledge the Required Items and understand and confirm that Settlement is incomplete unless and until the Required Items are received by Universal Title. Parties further authorize Universal Title to proceed with Settlement and hold all documents and monies in escrow until receipt of the Required Items. Upon receipt of the Required Items, Settlement will be complete and Universal Title will record and disburse the transaction as required by law.

Parties authorize Universal Title to re-attach the signature page of the existing Settlement Statement to any revised Settlement Statement, provided that the dollar figures do not change, except for normal pro-rations caused by a change in the settlement date.

In addition to the above inducements, we hereby further agree to indemnify and hold harmless Universal Title, its underwriters, affiliates, attorneys, officers, employees, agents, representatives and independent contractors from and against any and all claims, suites, judgments, demands, losses, damages, costs, expenses or liabilities whatsoever (including attorney's fees and expenses) it may incur because of proceeding to the conclusion of this incomplete settlement and/or arising out of or relating to this Incomplete Settlement Agreement.

Rodney Mason

Meisha King
Meisha King

Universal Title, Ellicott City
 ALTA Universal ID:
 8820 Columbia 100 Parkway
 310
 Columbia, MD 21045
 (410) 720-2294

ALTA Combined Settlement Statement

File #:	9-2026-7406	Property	1926 Lemmon Street	Settlement Date	06/30/2026
Print Date & Time:	06/29/2026 at 05:28 PM		Baltimore, MD 21223	Disbursement Date	06/30/2026
	EDT	Buyer	Meisha King		
Manager:	Amin Khakpouri		3981 Crayrich Circle		
Settlement Location:	8820 Columbia 100		Orlando, FL 32839		
	Parkway	Seller	Rodney Mason		
	310		2632 Sixth St NE		
	Columbia, MD, 21045		Washington, DC 20017		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$30,000.00	Sale Price of Property	\$30,000.00	
		Deposit		\$1,000.00
		Prorations/Adjustments		
	\$1.03	City/Town Taxes 06/30/2026 to 07/01/2026	\$1.03	
	\$14.19	Ground Rent 06/30/2026 to 01/01/2027	\$14.19	
		Other Charges		
\$1,191.09		Water Balance to Baltimore City Water		
		Government Recording and Transfer Charges		
		Recording Fees	\$60.00	
		---Deed: \$60.00		
\$40.00		Recordation Tax - City (Deed) to Director of Finance	\$40.00	
\$60.00		Transfer Tax - City (Deed) to Director of Finance	\$60.00	
\$75.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$3,900.00		Listing Agent Commission to EXP Realty LLC		
\$900.00		Selling Agent Commission to eXp Realty	\$4,600.00	
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract or Title Search to {abstract_co_name}	\$325.00	
		Title - Buyer Settlement Fee to Universal Title, Ellicott City	\$850.00	
		Title - Digital Processing Fee to Simplifile	\$10.00	
		Title - Lien Certificate to Universal Title, Ellicott City	\$60.00	
		Title - Recording Services to Universal Title, Ellicott City	\$50.00	
\$35.00		Title - Release Tracking to UT Releases		
		Title - Title Examination Fee to Universal Title, Ellicott City	\$100.00	
\$450.00		Title - Water Escrow to Universal Title, Ellicott City		
\$50.00		Title - Wire & Disbursement Fee to Universal Title, Ellicott City		
		Title- Deed Preparation Fee to The Mason Law Firm	\$50.00	
		Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$325.00	
		Miscellaneous		
\$28.00		2026 Ground Rent Balance to Harry Merowitz Enterprises		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Flat Fee to EXP Realty LLC	\$495.00	
\$2,010.39		MD Non-Resident Withholding		
		Estimated 26/27 Property Taxes (Annual) to Clerk of the Court, Baltimore City	\$412.20	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$8,739.48	\$30,015.22	Subtotals	\$37,452.42	\$1,000.00
		Due from Buyer		\$36,452.42
\$21,275.74		Due to Seller		
\$30,015.22	\$30,015.22	Totals	\$37,452.42	\$37,452.42

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Universal Title, Ellicott City to cause the funds to be disbursed in accordance with this statement.

1

Meisha King

Meisha King

6/30/2026

Date

Rodney Mason

Date

Settlement Agent

Date

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Universal Title, Ellicott City to cause the funds to be disbursed in accordance with this statement.

Meisha King

Date

Rodney Mason

Rodney Mason

6/30/22

Date

Settlement Agent

6/30/22

Date

**I CERTIFY THIS TO BE A TRUE
COPY OF THE ORIGINAL**

Case No.: 9-2026-7406
Title Insurer: Old Republic National Title Insurance Company
Tax Account No.: 20-12-0242-103

DEED OF ASSIGNMENT

THIS ASSIGNMENT, made this 30th day of June, 2026 by and between Rodney Mason, party of the first part, Grantor, and Meisha King party of the second part, Grantee,

WITNESSETH, that for and in consideration of the sum of THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00), receipt of which is hereby acknowledged, and which the party of the first part certifies 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 of the first part does grant and assign unto the party of the second part, as sole owner, her heirs, personal representatives and/or assigns, the leasehold interest in all that property situate in Baltimore City, State of Maryland, as described as follows:

BEGINNING on the north side of Lemmon Street at the distance of 30 feet 4 inches west from the corner formed by the intersection of the north side of Lemmon Street and the west side of Goldsmith Alley, which place of beginning is designated to be in the center of a partition wall between the house on the lot now begin described and the house on the lot immediately east and adjacent thereto, running thence west on the north side of Lemmon Street 14 feet to the center of the partition wall between the house on the lot now being described and the house on the west and adjacent thereto, thence northerly through the center of said wall and continuing the same course in all parallel with Goldsmith Alley, 59 feet, more or less to an alley 4 feet wide, thence easterly on said alley with the use thereof in common, 14 feet to a point in line with the center of the partition wall first herein

mentioned, thence southerly by a straight line through the center of said partition wall 59 feet, more or less, to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: The property being known as:
1926 Lemmon Street

Being the same property which by assignment dated May 28, 2021, and recorded among the Land Records of Baltimore City, Maryland on September 29, 2021, in Liber 23678, in Folio 118, was granted and assigned by Maria Luisa Chavez unto Rodney Mason, the Grantor herein.

SUBJECT to covenants, easements and restrictions of record.

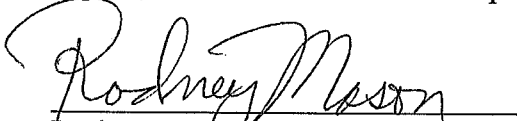
TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, its successors and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to payment of the annual ground rent of \$28.00, payable half-yearly on the 1st days of April and October in each and every year.

AND said party of the first part does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

[THIS SECTION WAS INTENTIONALLY LEFT BLANK]

WITNESS the hand and seal of the Grantor on the day and year first hereinbefore written.

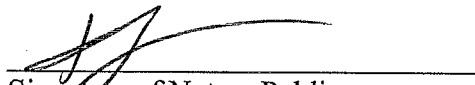
Signed, sealed and delivered in the presence of,


Rodney Mason

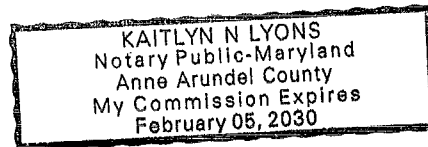
STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

I hereby certify that on the 30th day of June, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Rodney Mason, 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:



After recording return to:

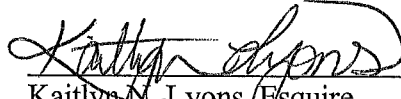
Universal Title
8015 Corporate Drive
Suite G
Baltimore MD 21236
(703) 354-2100

GRANTEE ADDRESS:

1926 Lemmon Street
Baltimore, MD 21223

ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice law in the State of Maryland.


Kaitlyn Lyons, Esquire

**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 individual:

1. The undersigned is Grantee of residentially improved real property located at 1926 Lemmon Street, Baltimore, MD 21223.
2. The undersigned is first-time Maryland home buyer (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.

Meisha King
Meisha King

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 individual:

1. The undersigned is Grantee of residentially improved real property located at 1926 Lemmon Street, Baltimore, MD 21223.
2. The undersigned is co-maker or guarantor 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.

Meisha King

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

Sworn to and subscribed before me by Meisha King on this 30th day of June, 2026.

Ryan Alexander Blumberg (SEAL)
Signature of Notary Public

My Commission Expires: 5/22/2029

RYAN ALEXANDER BLUMBERG
Notary Public-Maryland
Baltimore County
My Commission Expires
May 22, 2029

Completed via Remote Online Notarization using 2 way Audio/Video technology.

OWNER OCCUPANCY AFFIDAVIT

Meisha King the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joiner herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the purchasers intend to occupy the residence for at least seven (7) of the next twelve (12) months.

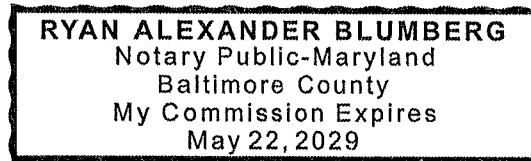
Meisha King
Meisha King

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

Sworn to and subscribed before me by Meisha King on this 30th day of June, 2026.

Ryan Alexander Blumberg (SEAL)
Signature of Notary Public

My Commission Expires: 5/22/2029



Completed via Remote Online Notarization using 2 way Audio/Video technology.



CIRCUIT COURT FOR Baltimore City MARYLAND

City/County

Located at 100 North Calvert Street, Room 610, Baltimore, MD, 21202

Court Address

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)

1. I, Meisha King am over eighteen years of age and competent to testify.
Name
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an “electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document.”
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

The 30th of June, 2026

Date

Meisha King

Signature of Affiant

Meisha King

Printed Name of Affiant