

Homesale Settlement Services
File No. 26-15407

Tax ID # 26-14-1716-001

This Deed, made this 24th day of July, 2026 by and between Stephen J. Wirth, a married man, party of the first part, Grantor; and John Mathew Machado Cardenas, as tenants in common, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED EIGHTY TWO THOUSAND AND 00/100 (\$282,000.00), 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 John Mathew Machado Cardenas, as tenants in common, their personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore City, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the east side of East Avenue at the corner formed by the intersection of the east side of East Avenue and the north side of Fairmount Avenue and running thence northerly binding on the east side of East Avenue 13 feet 6 inches to the center of the partition wall there situate thence easterly through the center of said partition wall 70 feet to the west side of an alley 10 feet wide there situate thence southerly binding on the west side of said alley with the use in common with others 13 feet 6 inches to the north side of Fairmount Avenue and thence westerly binding on the north side of Fairmount 70 feet to the place of beginning.

The improvements thereon being known as 101 N East Ave Baltimore MD 21224

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Being the same property which by deed dated April 23, 2014, and recorded among the Land Records of Baltimore City County, Maryland on May 7, 2014, in Liber 16216, in Folio 194, was granted and conveyed by 101 N. East Avenue, LLC unto Stephen J. Wirth.

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 any and all covenants, easements, restrictions and other matters of record:

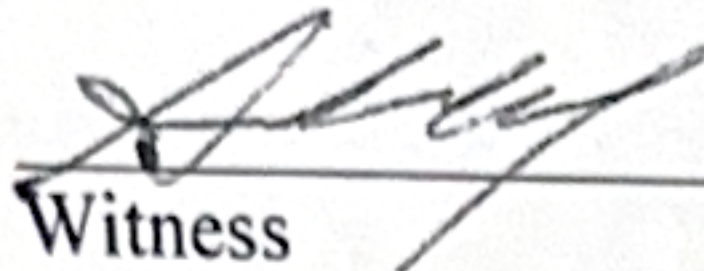
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said John Mathew Machado Cardenas, as tenants in common, their personal representatives, heirs and assigns, in fee simple.

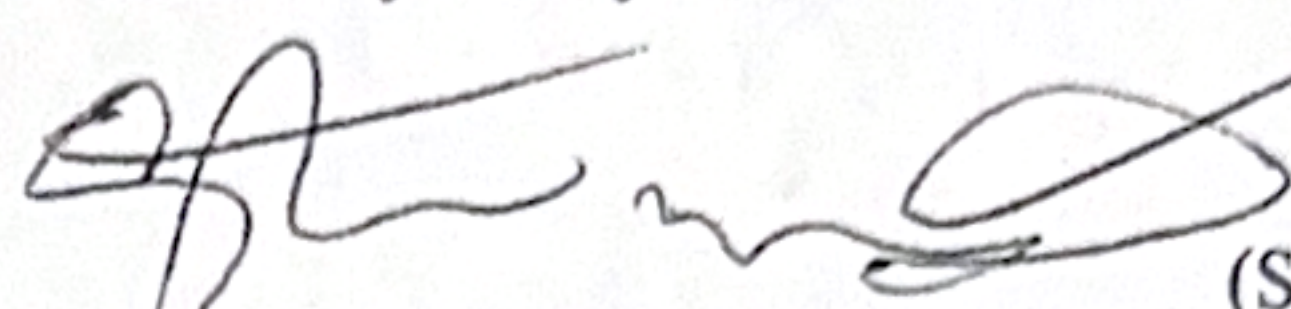
And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as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

Jason J. [Signature]

AFTER RECORDING, PLEASE RETURN TO:
Hannan & Associates, P.A.
1425 Charles Street
Suite 200
Baltimore, MD 21202

As Witness the hand and seal of said Grantor, the day and year first above written.

 (SEAL)
Witness

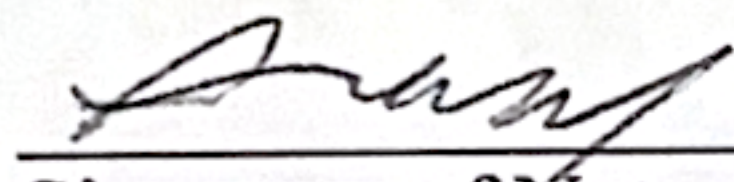
 (SEAL)
Stephen J. Wirth

STATE OF MARYLAND
COUNTY OF , to wit:

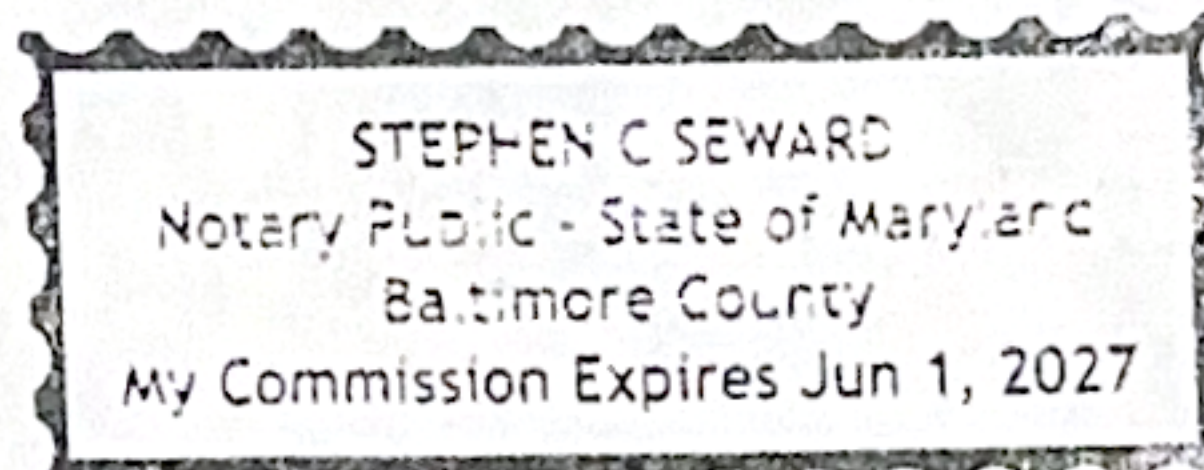
BALTIMORE

I hereby certify that on the 24 day of JULY, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Stephen J Wirth, 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.

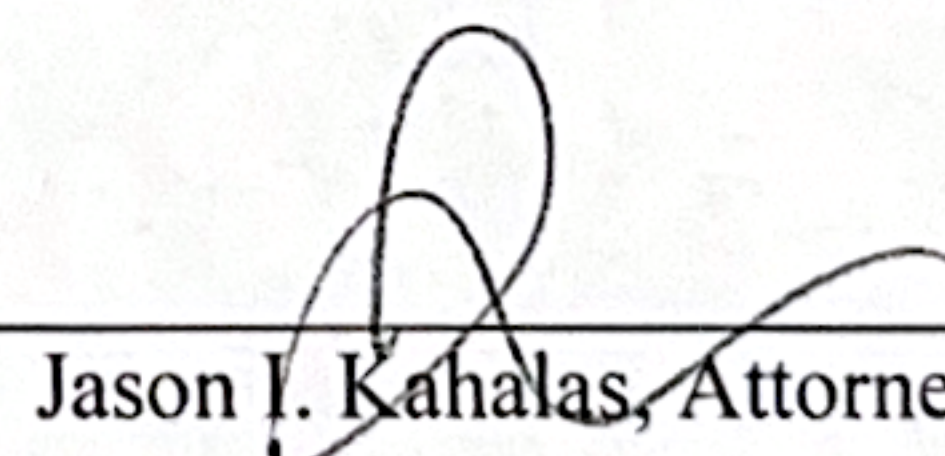
As witness, my hand and notarial seal.


Signature of Notary Public

My Commission Expires:



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 Court of Appeals of Maryland.

 (SEAL)
Jason I. Kahalas, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Homesale Settlement Services
1425 Clarkview Road
suite 800
Baltimore, MD 21209