

Certified Title Corporation
File No. P-26MD4698
Parcel ID # 08-10-1513-004
Underwriter: First American Title Insurance Company

This Deed, made this 15th day of July, 2026 by and between **East Side Partners, LLC** GRANTOR(S), and **Robert L. Gillum Jr.**, GRANTEE(S).

- Witnesseth -

That in consideration of the sum of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)**, 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 unto **Robert L. Gillum Jr., as sole owner**, in fee simple, all that lot of ground situate in the State of MD, County of Baltimore City, and described as follows, that is to say:

All those lots of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

Beginning for the first on the east side of Broadway at the distance of 45 feet northerly from the northeast corner of Broadway and Preston Street which place of beginning is at the center of the partition wall there situate and running thence northerly binding on the east side of Broadway 14 feet to the center of a partition wall there situate, thence easterly through the center of said last mentioned partition wall parallel with Preston Street 75 feet to the west side of said alley 10 feet wide, thence southerly binding on the west side of said 10 foot alley with the use thereof in common 14 feet to intersect a line drawn easterly from the place of beginning through the center of said first mentioned partition wall thence reversing the lines so drawn and binding thereon westerly 75 feet to the place of beginning.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 1307 North Broadway, Baltimore, MD 21213

BEING the same property conveyed to East Side Partners, LLC from TRF DP Holdings, now Known as ReBuild Metro Holdings, LLC by Deed dated May 30, 2018 and recorded June 5, 2018 Book 20219, Page 180, in the Land Records of Baltimore City County, MD

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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, **Robert L. Gillum Jr., as sole owner**, Grantee, in fee simple.

And the Grantor 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 will warrant 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.

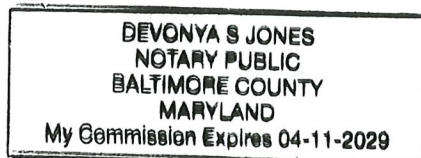
East Side Partners, LLC

By: ReBuild Metro Inc., its Manager
By: Michael Bainum Date: 7/15/20
Michael Bainum, Vice President

STATE OF MD
COUNTY OF Baltimore City

I hereby certify that on this 15th day of July, 2020 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael Bainum who acknowledged himself/herself to be the Vice President of the Grantor 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 the limited liability company, by himself/herself 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 or all, or substantially all, of the property and assets of the 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.



Devonya Jones
Notary Public
My commission expires: 04/11/2029

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision, of the undersigned Maryland Attorney.

[Signature]
Attorney Stephen B. Millstein

AFTER RECORDING, PLEASE RETURN TO:
Certified Title Corporation
11459 Cronhill Drive
Suite M
Owings Mills, MD 21117