

This Deed of Assignment, made this 22nd day of August, 2025, by and between Hull Street Investments, LLC, a Maryland limited liability company, party of the first part, GRANTOR; and Kaleigh Sullivan, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of ZERO DOLLARS (\$0.00), 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 assign to the said Kaleigh Sullivan, as sole owner, the Leasehold interest in all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the west side of Streeper Street at a point 13 feet South of Fleet Street and running thence southerly on the west side of Streeper Street 12 feet thence westerly through the center of a partition wall there being 60 feet thence northerly on the east side of a 10 feet alley with the use thereof in common 12 feet and thence easterly and through the center of another partition wall there being in all 60 feet to the place of beginning.

The improvements thereon being known as 602 South Streeper Street, Baltimore, Maryland - 21224.

Being the same property which by deed dated May 30, 2024, and recorded among the Land Records of Baltimore City, Maryland on October 16, 2024, in Book 27307, Page 205, was granted and conveyed by James O. Spiker III and Jane R. Spiker, his wife unto Hull Street Investments, LLC, a Maryland limited liability company, the Grantor herein.

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 described lot of ground and premises to the said Grantee, Kaleigh Sullivan, as sole owner, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of \$69.00 payable semi-annually on the 20th days of March and September in each and every year.

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 warrant specially the property hereby assigned; 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

Hull Street Investments, LLC, a Maryland limited liability company

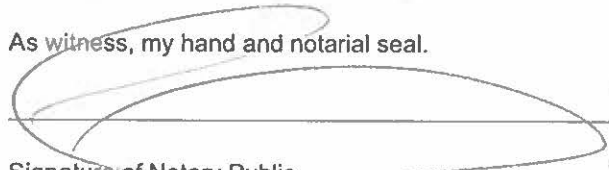
By: 
David Ritter, Member

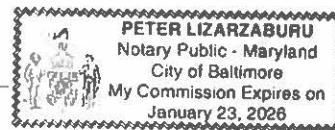
STATE OF MARYLAND

CITY/COUNTY OF Baltimore, to wit:

I hereby certify that on this 22 day of August, 2025, before me, the subscriber, a Notary Public of the State and City/County aforesaid, personally appeared David Ritter as Member, on behalf of Hull Street Investments, LLC, a Maryland limited liability company, and that he, as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Member.

As witness, my hand and notarial seal.

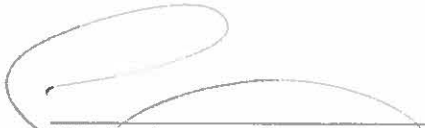

Signature of Notary Public



My Commission expires: _____, 20 ____

[Additional signature pages follow]

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


WITNESS

Hull Street Investments, LLC, a Maryland limited liability company

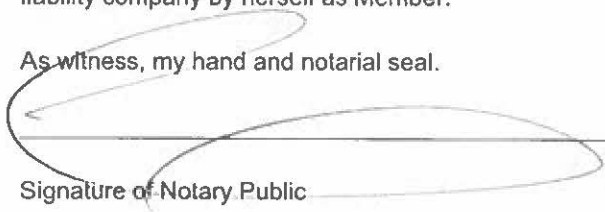
By: 
Kaleigh Sullivan, Member

STATE OF MARYLAND

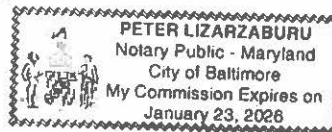
CITY/COUNTY OF Baltimore, to wit:

I hereby certify that on this 22 day of August, 2025, before me, the subscriber, a Notary Public of the State and City/County aforesaid, personally appeared Kaleigh Sullivan as Member, on behalf of Hull Street Investments, LLC, a Maryland limited liability company, and that she, as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself as Member.

As witness, my hand and notarial seal.

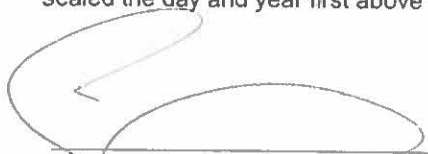

Signature of Notary Public

My Commission expires: _____, 20__

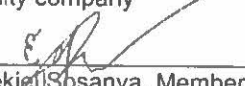


[Additional signature page follows]

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


WITNESS

Hull Street Investments, LLC, a Maryland limited liability company

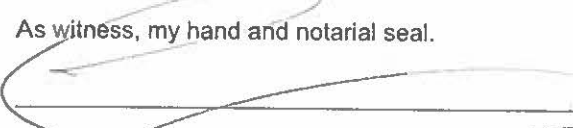
By: 
Ezekiel Sosanya, Member

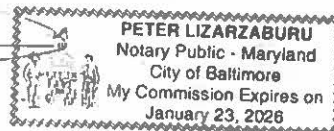
STATE OF MARYLAND

CITY/COUNTY OF Baltimore, to wit:

I hereby certify that on this 22 day of August, 2025, before me, the subscriber, a Notary Public of the State and City/County aforesaid, personally appeared Ezekiel Sosanya as Member, on behalf of Hull Street Investments, LLC, a Maryland limited liability company, and that he, as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Member.

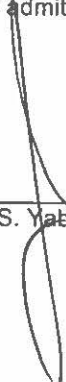
As witness, my hand and notarial seal.


Signature of Notary Public



My Commission expires: _____, 20__

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



Jeffrey S. Yablon, Esq. (SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Legacy Settlement Services, LLC
2936 O Donnell Street
Baltimore, MD 21224