

DEED

02/05/2026

This Deed, made this _____ day of _____, 20____ day of, by and between **RL RPD, LLC, A MARYLAND LIMITED LIABILITY COMPANY**, party of the first part, GRANTOR; with an address of c/o Fay Servicing, LLC, 425 South Financial Place, Suite 2000, Chicago, IL 60605, and **3A, LLC, a Maryland Limited Liability Company**, with an address of 7826 Eastdale Rd, Baltimore, MD 21224, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of SIXTY-TWO THOUSAND DOLLARS AND 00/100 CENTS (\$62,000.00), 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, their personal representatives 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:

See Exhibit "A" for property description, attached hereto and made a part hereof.

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 **3A, LLC**, in fee simple.

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 granted; and that it will execute such further assurances of the same as may be requisite.

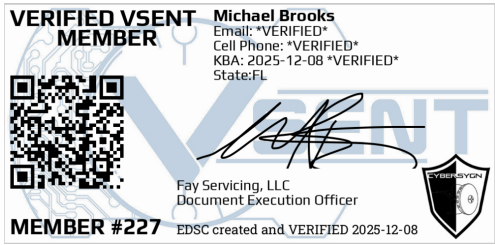
THIS DEED IS EXEMPT FROM INCOME TAX WITHHOLDING PURSUANT TO MARYLAND CODE TAX-GENERAL: SECTION 10-912(d)(3) & COMAR 03-04-12.03B(5)



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

RL RPD, LLC

By: Fay Servicing, LLC, its Attorney-in-Fact



Michael Brooks, REO Closing Coordinator

Before me, the undersigned, a Notary Public, in and for said County and State, on this ____ day of _____, 20____ before me by means of ☐ physical presence or ☐ online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Michael Brooks** executed the same as **REO Closing Coordinator** free and voluntary act and deed of said **RL RPD, LLC, By Fay Servicing, LLC, its Attorney-in-Fact**, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

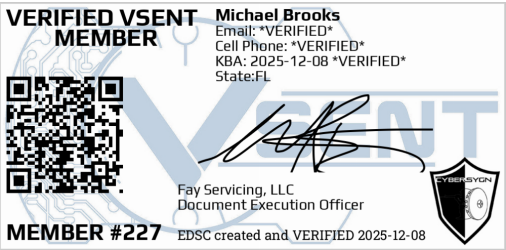
SEE ATTACHED

Notary Public

My Commission Expires: _____

This is to certify that the instrument was prepared by one of the named parties in this instrument.

By: Fay Servicing, LLC, its Attorney-in-Fact



By: _____
Michael Brooks, REO Closing Coordinator

AFTER RECORDING, PLEASE RETURN TO:
3A, LLC
7826 Eastdale Rd
Baltimore, MD 21224
(410) 900-7929



State of MARYLAND

County of Baltimore

I HEREBY CERTIFY, that on this 02/05/2026 before me, the Subscriber, a Notary Public of the State aforesaid, personally appeared Michael Brooks, the REO Closing Coordinator of

RL RPD, LLC, By Fay Servicing, LLC, its Attorney-in-Fact

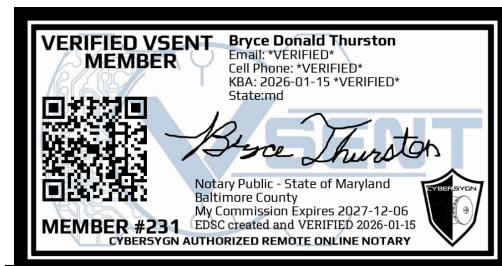
known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing document to be his/her act, and the act of

RL RPD, LLC, By Fay Servicing, LLC, its Attorney-in-Fact

and in my presence signed and sealed the **same**.

This document was executed by a remote individual on the Platform known as CYBERSYGN®, a licensed and approved Remote Online Notary provider by the Maryland Secretary of State using both audio and video recording technology.

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



Notary Public



EXHIBIT “A”

Property Description:

BEGINNING FOR THE SAME ON THE EAST SIDE OF BOULDIN STREET AT THE DISTANCE OF THIRTY-ONE FEET SIX INCHES (ERRONEOUSLY REFERRED TO IN A THE DEED DESCRIBED IMMEDIATELY BELOW RECORDED AT LIBER 01421, FOLIO 0272 AS BEING THREE HUNDRED TWELVE FEET SIX INCHES) SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EAST SIDE OF BOULDIN STREET AND THE SOUTH SIDE OF JEFFERSON STREET AND AT THE CENTER OF THE PARTITION WALL THERE SITUATE, THENCE RUNNING NORTHERLY BINDING ON THE EAST SIDE OF BOULDIN STREET FIFTEEN FEET NINE INCHES TO THE CENTER OF ANOTHER PARTITION WALL THERE SITUATE; THENCE EASTERLY THROUGH THE CENTER OF SAID LAST MENTIONED PARTITION WALL, AND CONTINUING THE SAME COURSE, IN ALL 70 FEET TO THE EAST SIDE (ERRONEOUSLY REFERRED TO IN A THE DEED DESCRIBED IMMEDIATELY BELOW RECORDED AT LIBER 01421, FOLIO 0272 AS TO THE WEST SIDE) OF AN ALLEY TEN FEET WIDE; THENCE SOUTHERLY BINDING ON THE WEST SIDE OF SAID 10 FOOT ALLEY FIFTEEN FEET NINE INCHES; AND THENCE WESTERLY IN A STRAIGHT LINE THROUGH THE CENTER OF THE PARTITION WALL FIRST HEREIN MENTIONED, IN ALL SEVENTY FEET TO THE PLACE OF BEGINNING.



Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor RL RPD, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
453 N BOULDIN ST, Baltimore, MD 21224

**3. Reasons for Exemption
Resident Status**

☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B (11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3.a Individual Transferors

Witness

Name

Date

Signature

3.b Entity Transferors

Witness/Attest



Name of Entity

Michael Brooks

By

02/05/2026

Name

Date

Title

**** Form must be dated to be valid.**

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.



Affidavit of Remote Online Notary
Notice of Intention to Use Electronic Signature
Md. Code. Real Property Title 3, Subtitle 7

My name is Bryce Thurston , (Notary) and am over the age of 18 and am competent to attest and make the following affidavit:

The signatures affixed to the notary blocks are my official act as a Maryland approved Remote Online Notary using the CYBERSYGN® platform, which I have identified as the platform upon which I officially perform remote online notarization in accordance with Maryland Law.

The electronic digital signatures appearing on this document are my true and correct electronic signatures and notary seal.

1. 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”
2. I have done so with the intent to sign the document.
3. My use and the use of all electronic signatures was not done for any illegal or fraudulent purposes

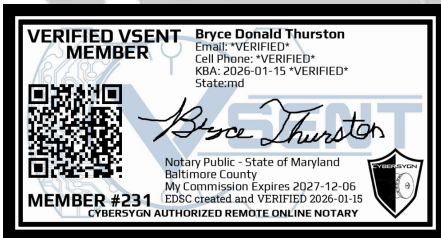
The electronic signatures of the person signing before me were done in full compliance with Maryland Law and are the true and accurate electronic signatures of the individuals whose names appear and have been fully verified as the individuals executing this document by establishing a Verified VSENT Membership on the CYBERSYGN® platform.



My name is Michael Brooks and am over the age of 18 and am competent to attest and make the following affidavit:

1. 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”
2. I have done so with the intent to sign the document.
3. My use and the use of all electronic signatures was not done for any illegal or fraudulent purposes

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



Date: 02/05/2026

APPROVED AND VERIFIED CYBERSYGN
NOTARY



Date: 02/05/2026

Michael Brooks

Name

REO Closing Coordinator

Title:

