

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$6,449.85
01-16-2026 SG

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$4,080.00
01-16-2026 SG

All taxes for which assessments
have been Received have been
Paid as of 01-16-2026 SG
Director of Finance
Baltimore City

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,074.98
TOTAL \$1,134.98
XAC ES
Jan 20, 2026 09:22 am

THIS DEED

Made this 19th day of December, 2025, by and between **NVR, Inc., a Virginia Corporation**, ("Grantor(s)"), and **Brian Ndofor**, ("Grantee(s)").

WITNESSETH:

THAT for and in consideration of the sum of FOUR HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED NINETY AND NO/100 DOLLARS (\$429,990.00), receipt of which is hereby acknowledged the Grantor(s) do/does grant, bargain, sell and convey to said Grantee(s), in fee simple, as sole owner, the following land and premises situate in Baltimore City, State of Maryland, and known and described as:

Lot 114 on a Plat entitled "1st Amended Final Subdivision Plan, MADISON PARK Lots 1 & 2, Block 3434" recorded among the Land Records of Baltimore City, Maryland in Plat XAC No. 4471.

"The Lot conveyed herein is subject to a lien for Water and Sewer Facilities Charges for Madison Park North imposed by Madison Park North LLC, and its successors and assigns, pursuant to an Declaration of Covenants and Lien for Private Water and Sewer Facilities Charges for Madison Park North dated December 1, 2023, recorded among the Land Records of Baltimore City, Maryland in Liber 26558, folio 263 ("Declaration"), which Declaration provides that certain lots and dwelling units in the subdivision are subject to a lien and covenant running with the land as a general uniform plan of development in the amount of \$350.00 per year for a total dollar amount of \$14,000.00 over the 40 year term for the Lots, which covenants and liens last for forty (40) years or more with respect to each Lot (until all forty (40) annual installment payments of the Water and Sewer Facilities Charges applicable to such Lot shall have been paid in full). All grantees, their successors and assigns, are bound by said Declaration. This is not a charge for water and wastewater usage and disposal, which utility services are billed directly by any governmental authority to the owner of the property.

NOTICE TO PURCHASERS OF REAL ESTATE

This property is subject to a fee or assessment which purports to cover or defray the cost of installing or maintaining during construction all or parts of the public water or wastewater facilities constructed by the developer of the subdivision or its assignee. This fee or assessment is specified below and payable, as provided for in the Declaration, to Madison Park North LLC (hereinafter called "Lienholder") named below at the address specified below until the payment of forty (40) full annual assessments of Water and Sewer Facilities Charges after Commencement Date (as that term is defined in the Declaration). A prepayment of all or part of the Charges shall be without penalty and shall be determined by discounting the annualized payments at an interest rate of six percent (6.0%) to determine its equivalent present worth, such prepayment may be ascertained by contacting the Lienholder. This fee or assessment is a contractual obligation between the Lienholder and each owner of this property and is not in any way a fee or assessment by any governmental authority.

Annual Assessment:	\$350.00
Term:	Forty (40) years and Forty (40) annual assessments
Total:	\$14,000.00, plus any Enforcement Costs
Lienholder:	(defined by the Declaration) Madison Park North LLC, its successors and assigns One South Street, Suite 2800 Baltimore, Maryland 21202 (or as reflected by any recorded assignment or subsequently revised by Lienholder from time to time)
Address:	

The Owner will be billed annually, in writing, setting forth the amount due, the remaining term, and the total balance. If the right to collect all or part of the above fee or assessment is assigned and State or local laws requires notice of such assignment, the Owner shall be notified, in writing, of the full name and address of the assignee, the date of the assignment, and of any additional information required by applicable law."

BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 28343, PAGE 405.

PROPERTY ADDRESS: 827 Lennox Street, Baltimore, MD 21217

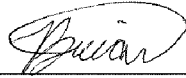
TAX ID NO.: 13-11-3434-114

Grantor(s) Address: 7080 Samuel Morse Drive, Ste 100
Columbia, MD 21046

Grantee(s) Address: 827 Lennox Street
Baltimore, MD 21217

Title Insurer: Stewart Title Guaranty Company

(I), (We), the undersigned Grantee(s) do hereby certify, under penalties of perjury, that the herein-described property is improved for residential purposes and that (I), (We), the undersigned Grantee(s) is/are the owner(s) and occupant(s) of the subject property, and as such are entitled to any applicable state/county transfer and/or recordation tax exemption. Additionally, the subject property is intended to be used as my/our principal residence by actually occupying the residence for at least 7 of the next 12 months and as such are entitled to any applicable transfer and/or recordation tax exemption.



Brian Ndofor

TOGETHER with all improvements thereupon and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereunto. **SUBJECT** to all covenants and restrictions of record. **TO HAVE and to hold** the property hereby conveyed unto the said Grantee(s), his (her, their) personal representatives, heirs, successors and assigns, in fee simple, forever.

THE Grantor(s) covenants to warrant specially the property hereby conveyed and to execute such further assurances of said property as may be requisite.

IN TESTIMONY WHEREOF, the Grantor(s) has/have caused this Deed to be duly executed on its behalf by its duly authorized Vice President, as the act and deed of the corporation.

WITNESS/ATTEST:

Lisa C. Roth

NVR, Inc., a Virginia Corporation
BY: *Janelle Hall*
Janelle Hall, Vice President

STATE OF MARYLAND

SS:
COUNTY OF Howard

I HEREBY CERTIFY that on this 12th day of December, 2025, before me, the undersigned officer, personally appeared Janelle Hall, who acknowledged herself to be a Vice President of NVR Inc., a Virginia Corporation, and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by herself as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation, and further certified under penalties of perjury that the Grantor is a resident entity of the State of Maryland as defined in COMAR 03.04.12.02B (11).

WITNESS my hand and Notarial Seal.

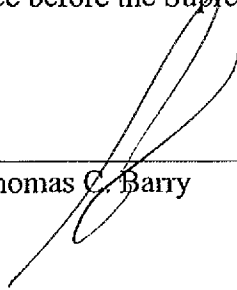
Lisa C. Roth
NOTARY PUBLIC
My Commission Expires: 4/8/2027

Return To:
NVR Settlement Services of Maryland, Inc.
7080 Samuel Morse Drive, Suite 100
Columbia, MD 21046

CDS No.: BB1385

Lisa Catherine Roth
Notary Public
Howard County, MD

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



Thomas C. Barry

AFFIDAVIT OF GRANTEE(S) AS
FIRST-TIME MARYLAND HOME BUYERS(S)

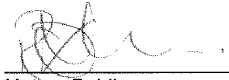
The undersigned state(s) under oath that the following statements are true and correct to the best of (his)(her)(their) knowledge, information and belief:

- 1.) The undersigned is/are a Grantee(s) of residentially improved real property located at : 827 Lennox Street, Baltimore, MD 21217 , and legally described as Lot 114, Block , in the subdivision of MADISON PARK, in Baltimore City County, Maryland.
- 2.) The undersigned is/are a first-time Maryland home buyer(s), defined 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.



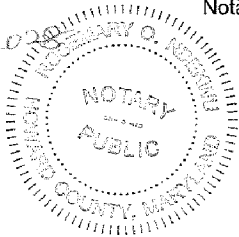
Brian Ndofor

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of Howard, this 19 day of December, 2025



Notary Public

My Commission Expires: 1/21/2028

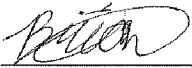


OWNER OCCUPANCY AFFIDAVIT

The undersigned each state under the penalties of perjury that the contents of this document are true to the best of the knowledge, information and belief of the individual making this statement as follows:

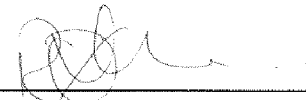
PURSUANT TO THE PROVISIONS OF APPLICABLE STATE, COUNTY AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, THE UNDERSIGNED GRANTEE HEREBY MAKES OATH THAT THE RESIDENCE ON THE PROPERTY DESCRIBED IN THIS DEED (827 LENNOX STREET, BALTIMORE, MD 21217, APN NO. 13-11-3434-114, TAX ID NO.) WILL BE OCCUPIED BY THE UNDERSIGNED GRANTEE AS THE PRINCIPAL RESIDENCE OF THE GRANTEE FOR AT LEAST 7 OF THE 12 MONTHS FOLLOWING THIS CONVEYANCE.

AS WITNESS OUR HANDS AND SEALS DATED THIS 19 DAY OF December, 2025


Brian Ndofor

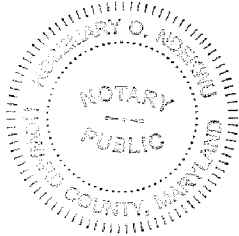
STATE OF MARYLAND
COUNTY OF Howard

Personally appeared before me, a Notary Public, in and for said county and state, on this 19 day of December, 2025 the within named Brian Ndofor known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and who acknowledges that he/she/they (strike one) executed the same for the purposes therein contained.



NOTARY PUBLIC

Printed Name: Rosemary Ndekwu
My Commission Expires: 1/21/2028



CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

STATE OF MARYLAND

COUNTY OF BALTIMORE CITY

I/We, **Brian Ndofor**, do hereby certify and affirm under the penalties of perjury that I/We have purchased property in the City of Baltimore, Maryland, known as **827 Lennox Street, Baltimore, MD 21217** and that I/We will occupy that property as my/our principal residence for at least 7 of the 12 months immediately following this conveyance.

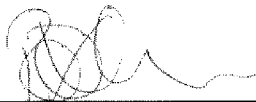


Brian Ndofor

STATE OF MARYLAND

COUNTY OF Howard

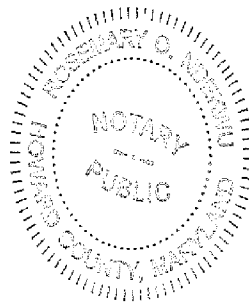
Personally appeared before me, a Notary Public, in and for said county and state, on this 19 day of December, 2025, the within named Brian Ndofor known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and who acknowledges that he/she/they (strike one) executed the same for the purposes therein contained.



NOTARY PUBLIC

Printed Name: Rosemary Ndekwe

My Commission Expires: 1/21/2028



Space Reserved for County Validation