THIS DEED

Made this 26 day of June, 2026, by and between **NVR, Inc., a Virginia Corporation** ("Grantor"), and **Gregory Darnell Smith Jr.** ("Grantee").

WITNESSETH:

THAT for and in consideration of the sum of SIX HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED NINETY AND NO/100 DOLLARS ($689,990.00), receipt of which is hereby acknowledged, the Grantor does grant, bargain, sell and convey to said Grantee, in fee simple, as sole owner, in fee simple, forever, the following land and premises situate in Baltimore City, State of Maryland, and known and described as:

Lot 200, as shown and set out on that plat entitled, "FINAL SUBDIVISION PLAT WESTPORT PARCEL B", recorded among the Land Records of Baltimore City, Maryland, in Plat Book XAC page 4502.

The Grantee(s) herein is hereby given notice of the Activity and Use Limitations set forth in that certain Environmental Covenant recorded in Liber 12413 page 262 among the aforesaid Land Records.

The Lot conveyed herein is subject to a lien for Water and Sewer Facilities Charges imposed by WESTPORT LN, LLC and HOWARD ELKRIDGE UTILITIES, LLC, and their successors and assigns, pursuant to a Declaration of Covenants and Lien for Water and Sewer Facilities Charges, dated June 20, 2025, and recorded among the Land Records of Baltimore City, Maryland in Liber 28234, folio 290 et seq. ("Declaration"), as may be amended from time to time, which Declaration provides that certain Lots 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 $250.00 per year for a total dollar amount of $8,250.00 over the Thirty-Three (33) year term,