

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

7/10/26 2700 \$7080
 Date Transaction # Amount

Authorized Signature

Case No.: 40-2026-7423
 Title Insurer: First American Title Insurance Company
 Tax Account No.: 24-03-0983-010

UNIVERSAL TITLE
 8015 Corporate Drive, Suite G
 Nottingham, MD 21236
 877.645.8319

DEED

THIS DEED, made this 30th day of June, 2026 and between Ryan James Vaughan, Virginia Ann Pizza, and Kelly Victoria Vaughan, "Grantors", and Benjamin Levine and Juan Juarez, "Grantees",

WITNESSETH, that for and in consideration of the sum of SEVEN HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$730,000.00), receipt of which is hereby acknowledged, and which the Grantors certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said Grantors do grant and convey unto the Grantees, as tenants in common, with ninety percent being held by Benjamin Levine and ten percent being held by Juan Juarez, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, in fee simple, all that property situate in Baltimore City, State of Maryland, and more particularly described as follows:

BEGINNING FOR THE FIRST at the corner formed by the intersection of the east side of Light Street and the south side of Gittings Street and running thence southerly bounding on the east side of Light Street forty feet then easterly parallel with Gittings Street eighty-three feet and three and one-half inches then northerly parallel with Light Street forty feet to the south side of Gittings Street and then westerly bounding on the south side of Gittings Street eighty-three feet and three and one-half inches to the place of beginning.

BEGINNING FOR THE SECOND on the east side of Light Street at a point distant 40 feet southerly from the southeast corner of Light and Gittings Streets and running thence southerly along the east side of Light Street 8 feet thence easterly parallel with Gittings Street 83 feet 3 1/2 inches thence northerly 8 feet to the southeast corner of the lot now or formerly occupied by the South Branch of the Enoch Pratt Free Library and thence westerly binding on said lot 83 feet 3 1/2 inches to the beginning.

All taxes for which assessments have been
 Received have been paid as of this date

7/10/26
 Director of Finance of Baltimore City By

NotaryCam Doc ID: 22a1684c-0997-4547-b592-b03a3c3b8c4a

CITY OF BALTIMORE, MARYLAND
 Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

7/10/26 456037 \$10,950.⁰⁰
 Date Cash Slip # Amount

Authorized Signature

FOR INFORMATIONAL PURPOSES ONLY: The improvements thereon being known as 1401 Light Street. — 983

Being the same property which by deed dated May 24, 1994, and recorded among the Land Records of Baltimore City, Maryland on June 27, 1994, in Liber 4327, in Folio 48, was granted and conveyed by Mary Virginia Roeder, now known as A. Mary Roeder Vaughan unto Ryan James Vaughan, Virginia Ann Pizza, and Kelly Victoria Vaughan and A. Mary Roeder Vaughan. the said A. Mary Roeder Vaughan having departed this life on or about December 25, 2024, thereby vesting title in Ryan James Vaughan, Virginia Ann Pizza, and Kelly Victoria Vaughan, the Grantors herein, by right of survivorship.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said Grantees, in fee simple.

AND said Grantors do hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

[THIS SECTION WAS INTENTIONALLY LEFT BLANK]