

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections
Recordation Tax Paid

6/29/26 7835 6630.00
Date Transaction # Amount

B. Jacobs
Authorized Signature

TS Executive Abstract Maryland
File No. TSMD-0840-JF
Tax ID # 23060993017
Underwriter: Fidelity National Title Insurance Company

This Deed, made this 30th day of April, 2026 by and between Meagan Voigt, F/K/A Meagan Hanna and Conor Voigt, as tenants by the entirety, parties of the first part, Grantors; and Kristin Khan and Bilal Khan, as tenants by the entirety, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of SIX HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$685,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Kristin Khan and Bilal Khan, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

993 All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Baltimore City, in the State of Maryland, described as follows:
Being known and designated as Lot No. 17 on the plat entitled "Final Subdivision Plat 1405 S. Hanover Street, Sheet 1 of 1, Lands of 1401 S. Hanover Street, LLC", which plat is recorded among the Plat Records of Baltimore City, Maryland in Plat Book MB page 4321.

Being the same lot of ground which by deed dated July 18, 2022 and recorded December 3, 2022 among the Land Records of Baltimore City, Maryland in Liber XAC 25432 folio 305 was granted and conveyed by 1401 S. Hanover, LLC, also known as of record as, 1401 S. Hanover Street, LLC, a Maryland limited liability company unto Conor Voigt and Meagan Hanna, as tenants by the entireties. And Meagan Hanna is now known as Meagan Voigt.

*Note- the legal description shown is for the prior tracts and does not reflect the new Plat; however, it did correctly state the appropriate Tax ID Number and property address

Being also part of the same lot of ground which by deed dated October 31, 2017 and recorded November 28, 2017 among the Land Records of Baltimore City, Maryland in Liber MB 19710 folio 358 was granted and conveyed by American Rescue Workers of MD, Inc., a Maryland corporation unto 1401 S. Hanover, LLC, a Maryland limited liability company, which is also known as 1401 S. Hanover Street, LLC.

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.

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

6/18/29
Director of Finance of Baltimore City By - Individual
File No TSMD-0840-JF B. Jacobs

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

6/29/26 455359 10,275.00
Date Cash Stamp # Amount

B. Jacobs
Authorized Signature Page 1 of 2

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

6/29/26 7835 6630.00
 Date Transaction # Amount

B. Jacobs
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TS Executive Abstract Maryland

File No. TSMD-0840-JF

Tax ID # 23060993017

Underwriter: Fidelity National Title Insurance Company

This Deed, made this 30th day of April, 2026 by and between Meagan Voigt, F/K/A Meagan Hanna and Conor Voigt, as tenants by the entirety, parties of the first part, Grantors; and Kristin Khan and Bilal Khan, as tenants by the entirety, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of SIX HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$685,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Kristin Khan and Bilal Khan, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Baltimore City, in the State of Maryland, described as follows:

Being known and designated as Lot No. 17 on the plat entitled "Final Subdivision Plat 1405 S. Hanover Street, Sheet 1 of 1, Lands of 1401 S. Hanover Street, LLC", which plat is recorded among the Plat Records of Baltimore City, Maryland in Plat Book MB page 4321.

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All taxes for which assessments have been
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6/18/29

Director of Finance of Baltimore City By _____

File No TSMD-0840-JF

B. Jacobs

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

6/29/26 435359 10,275.00
 Date Cash Slip # Amount

B. Jacobs
 Authorized Signature

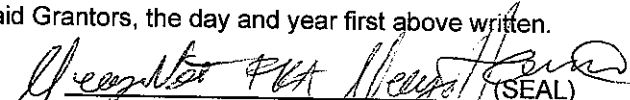
Page 1 of 2

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 Kristin Lee Khan and Bilal Ibrahim Khan, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

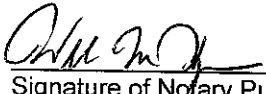
WITNESS

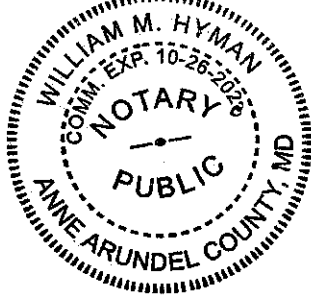
 (SEAL)
Meagan Voigt, F/K/A Meagan Hana Hanna MV
 (SEAL)
Conor Voigt

STATE OF MARYLAND
COUNTY OF BALTIMORE, ^{CH} to wit:

I hereby certify that on the 26 day of April, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Meagan Voigt, F/K/A Meagan Hana and Conor Voigt, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

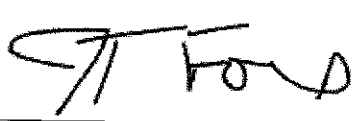
As witness, my hand and notarial seal.


Signature of Notary Public



My Commission Expires: 10/26/2028

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

 (SEAL)

Jennifer Fox

AFTER RECORDING, PLEASE RETURN TO:
TS Executive Abstract Maryland
10749 Falls Road
Suite 202
Lutherville, MD 21093