

Dream Title & Escrow, LLC
File No. DT-26-4451
Tax ID # 13-05-3244-043

This Deed, made this 12th day of August, 2026, by and between **Parkwood Village LLC**, GRANTOR, and **Cedrick Lee**, GRANTEE.

Whereas, Grantor, **Parkwood Village LLC**, is a Maryland limited liability company, as of the date hereof is in good standing with the State of Maryland, is wholly owned by Blank Slate Development, LLC a Maryland Limited Liability Company, is wholly owned by Blank Slate Holdings, LLC a as of the date hereof is in good standing with the State of Maryland; and,

Whereas, Number 5 of the Operating Agreement of Parkwood Village, LLC provides in part that Blank Slate Development LLC shall serve as the Company's Authorized Member, number 5 of the Operating agreement for Blank Slate Development LLC provides in part that Blank Slate Holdings, LLC shall serve as the Company's Authorized Member, Blank Slate Holdings, LLC provides in part that Alex Aaron shall serve as the Company's Authorized Member and as Authorized Member, Blank Slate Holdings, LLC's signature on any document shall bind Parkwood Village LLC.

Witnesseth –

That in consideration of the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner, 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 those lots of ground situate, lying and being in the City of Baltimore, State of Maryland, and described as follows:

BEGINNING for the first on the southwest side of Parkwood Avenue at the distance of forty three feet northwesterly from the corner formed by the intersection of the southwest side of Parkwood Avenue and the northwest side of Ruskin Avenue which place of beginning is designed to be at the centre of the partition wall between the house erected on the lot now being described and the house erected on the lot next adjoining on the southeast

and running thence northwesterly binding on the southwest side of Parkwood Avenue fourteen feet to the centre of the partition wall between the house erected on the lot now being described and the house erected on the lot next adjoining on the northwest thence southwesterly through the centre of said last mentioned partition wall and continuing the same course parallel with Ruskin Avenue in all eighty four feet to the northeast side of an alley ten feet wide there situate thence southeasterly binding on the northeast side of said alley with the use thereof in common fourteen feet to intersect a line drawn southwesterly from the place of beginning parallel with Ruskin Avenue and through the centre of the partition wall first mentioned in this description and thence northeasterly reversing the line so drawn and binding thereon eighty four feet to the place of beginning.

The improvements thereon being known as 2906 Parkwood Avenue, Baltimore, Maryland - 21217.

BEING the same property which, by Deed dated October 24, 2024, and recorded among the Land Records of the City of Baltimore, Maryland, in Liber 27537, Folio 256, was granted and conveyed by Mayor and City Council of Baltimore unto Parkwood Village LLC.

BEING ALSO, the same property which, by Deed dated July 31, 2023, and recorded among the Land Records of the City of Baltimore, Maryland, in Liber 26228, Folio 141, was granted and conveyed by Xavier A. Conaway, Clerk of the Circuit Court unto Mayor and City Council of Baltimore.

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Subject to the declarations, covenants, conditions and restrictions, rights-of-way, easements, tax maps, plats, and other conditions or restrictions contained in deeds and instruments forming the chain of title to the property conveyed herein.

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 Cedrick Lee, as sole owner, in fee simple.

And the Grantor 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 will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

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



RASHID RAUF
Notary Public, State of Texas

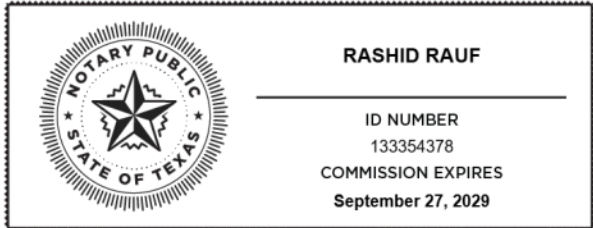
PARKWOOD VILLAGE LLC
By:  as Authorized Member
_____(SEAL)
Witness **By: Alex Aaron, Authorized Member**
Blank Slate Holdings, LLC, Maryland
Limited Liability Company

[Corporate Seal]

STATE OF Texas }
COUNTY OF Bell } ss

I hereby certify that on this 12th day of August, 2026 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alex Aaron, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such officer and further, did certify 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 limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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





Notary Public
My Commission Expires: 09/27/2029

Electronically signed and notarized online using the Proof platform.

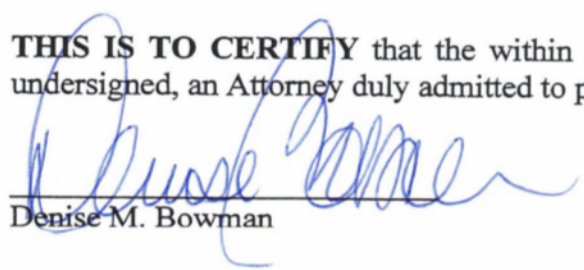
THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

See Attached

Attorney

AFTER RECORDING, PLEASE RETURN TO:
Dream Title & Escrow, LLC
16701 Melford Blvd
Suite 400
Bowie, MD 20715

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.



Denise M. Bowman



CIRCUIT COURT FOR _____, MARYLAND

City/County

Located at _____

Court Address

**AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)**

1. I, Alexander Aaron, am over eighteen years of age and competent to testify.
Name
2. 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.”
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

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

08/12/2026

Date

Alexander Aaron

Signature of Affiant

Alexander Aaron

Printed Name of Affiant

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 Parkwood Village LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
2906 Parkwood Avenue, Baltimore, MD 21217

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.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors



Witness/Attest

RASHID RAUF
Notary Public, State of Texas

PARKWOOD VILLAGE LLC

Name of Entity

Alexander Aaron

By



as Authorized Member

8/12/26

Name

**Date

member

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.

OWNER OCCUPANCY AFFIDAVIT

Cedrick Lee, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me for at least 7 out of 12 months.

WITNESS:

[Signature]
As to All

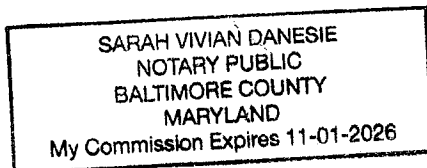
[Signature] (SEAL)
Cedrick Lee

____ (SEAL)

STATE OF MARYLAND, Baltimore City, to wit:

I HEREBY CERTIFY, that on this 12th day of August, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Cedrick Lee, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

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



[Signature]
Notary Public

My Commission Expires: 11/1/26

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 2906 Parkwood Avenue, Baltimore, MD 21217, and being more particularly described as Tax ID Number 13-05-3244-043, Baltimore, Maryland.
2. The undersigned is a first-time Maryland home buyer (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.



Cedrick Lee

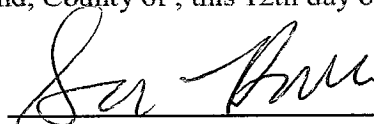
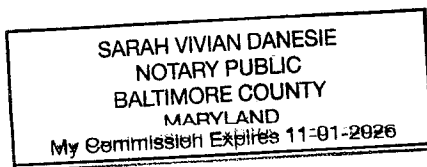
Grantee

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 2906 Parkwood Avenue, Baltimore, MD 21217, and being more particularly described as Tax ID Number 13-05-3244-043, Baltimore, Maryland.
2. The undersigned is a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Guarantor/co-maker

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of , this 12th day of August, 2026.



Notary Public

My Commission Expires: 11/1/2026