

Legacy Settlement Services, LLC
File No. **2026-12932-NK**
Tax ID # **27-56-5138A-035**
Underwriter: **Fidelity National Title Insurance Company**

This Deed, made this ____ day of July, 2026, by and between LaBria T. Wallace
, party of the first part, Grantor; and Hannah Michelle Walsh and Daniel D'Lugoff, parties
of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED
EIGHTY-FIVE THOUSAND DOLLARS AND 00/100 (\$285,000.00), which includes the
amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is
hereby acknowledged, the said Grantor does grant and convey to the said Hannah
Michelle Walsh and Daniel D'Lugoff, as joint tenants, 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:

Beginning for the same at the intersection formed by the North line of
Dartmouth Road, as now constructed 50 feet wide and the extension
Southerly of the centerline of a party wall constructed in part on the last
herein described, said point of beginning being also distant 289.40 feet
Westerly measured along the North line of said Dartmouth Road from the
West line of Tunstall Drive as now laid out, 50 feet wide, and running thence
binding reversely on the center line of said party wall extended Southerly,
the centerline of said party wall and the center line of said party wall
extended Northerly, 1 degree 20 minutes 28 seconds West 114.42 feet to
intersect the South line of a 15 foot alley as now laid out; thence Easterly,
binding on the South line of said alley with the right of user thereof in
common with others on a curve to the left with a radius of 504.73 feet for a
distance of 28.18 feet; thence leaving said 15 foot alley and binding on a
line between 910 and 912 Dartmouth Road, South 3 degrees 54 minutes
27 seconds East 115.07 feet to intersect the North line of said Dartmouth
Road; thence Westerly binding on the North side of said Dartmouth Road
on a curve to the right with a radius of 743.54 feet, 33.30 feet to the lace of
beginning.

The improvements thereon being known as 910 Dartmouth Road,
Baltimore, Maryland - 21212-3225.

Deed - Individual

Being the same property which by deed dated May 11, 2022, and recorded among the Land Records of Baltimore City, Maryland on September 1, 2022, in Book 25021, Page 50, was granted and conveyed by Zaharah Ayisha Valentine and Eric Jonathan Valentine, Sr. wife and husband unto LaBria T. Wallace, the Grantor 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 Hannah Michelle Walsh and Daniel D'Lugoff, as joint tenants, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

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

[Signature page follows]

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS

LaBria T. Wallace

(SEAL)

STATE OF MARYLAND

CITY/COUNTY OF _____, to wit:

I hereby certify that on this ____ day of July, 2026, before me, the subscriber, a Notary Public of the State and the City/County aforesaid, personally appeared LaBria T. Wallace, 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.

Notary Public

My Commission expires: _____, 20_____.

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.

Jeffrey S. Yablon, Esq.

(SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Legacy Settlement Services, LLC
2936 O Donnell Street
Baltimore, MD 21224