

## THIS DEED

Made this 17th day of August, 2026, by and between **NVR, Inc., a Virginia Corporation**, ("Grantor(s)"), and **Jessica Atkinson and Michael Imy**, ("Grantee(s)").

### WITNESSETH:

THAT for and in consideration of the sum of FIVE HUNDRED TWENTY THOUSAND FOUR HUNDRED FIFTEEN AND NO/100 DOLLARS (\$520,415.00), receipt of which is hereby acknowledged the Grantor(s) do/does grant, bargain, sell and convey to said Grantee(s), in fee simple, as tenants by the entirety, the following land and premises situate in Baltimore City, State of Maryland, and known and described as:

**Lot 168**, as shown and set out on 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/are 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, which covenants and liens last for Thirty-Three (33) years or more with respect to each Lot (until all Thirty-Three (33) annual installment payments of the Water and Sewer Facilities Charges applicable to such Lot shall have been paid in full). All grantees, their successors and assigns, are bound by said Declaration. This is not a charge for water and wastewater usage and disposal, which utility services are billed directly by any governmental authority to the owner of the property."

**BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 29063, PAGE 334.**

**PROPERTY ADDRESS:** 2259 Wenburn Street, Baltimore, MD 21230

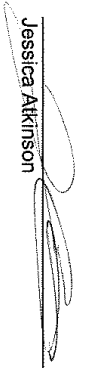
**TAX ID NO.:** 25 - 05 - 7612 - 168

**Grantor(s) Address:** 7080 Samuel Morse Drive, Suite 100  
Columbia, MD 21046

**Grantee(s) Address:** 2259 Wenburn Street  
Baltimore, MD 21230

**Title Insurer:** Stewart Title Guaranty Company

(I), (We), the undersigned Grantee(s) do hereby certify, under penalties of perjury, that the herein-described property is improved for residential purposes and that (I), (We), the undersigned Grantee(s) is/are the owner(s) and occupant(s) of the subject property, and as such are entitled to any applicable state/county transfer and/or recordation tax exemption. Additionally, the subject property is intended to be used as my/our principal residence by actually occupying the residence for at least 7 of the next 12 months and as such are entitled to any applicable transfer and/or recordation tax exemption.

  
\_\_\_\_\_  
Jessica Atkinson

  
\_\_\_\_\_  
Michael Imy

**TOGETHER** with all improvements thereupon and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereunto. **SUBJECT** to all covenants and restrictions of record. **TO HAVE and to hold** the property hereby conveyed unto the said Grantee(s), his (her, their) personal representatives, heirs, successors and assigns, in fee simple, forever.

**THE** Grantor(s) covenants to warrant specially the property hereby conveyed and to execute such further assurances of said property as may be requisite.