

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,920.00
08-04-2026 DG

All taxes for which assessments
have been Received have been
Paid as of 08-04-2026 DG
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$6,209.85
08-04-2026 DG

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,034.98
TOTAL \$1,094.98
XAC KIW
Aug 05, 2026 09:06 am

THIS DEED

Made this 31st day of July, 2026, by and between **NVR, Inc., a Virginia Corporation**, ("Grantor(s)"), and **Gijung Kwak and Jinsol Lee**, ("Grantee(s)").

WITNESSETH:

THAT for and in consideration of the sum of FOUR HUNDRED THIRTEEN THOUSAND NINE HUNDRED NINETY AND NO/100 DOLLARS (\$413,990.00), 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 113, as shown and set out on a Plat entitled "1st Amended Final Subdivision Plan, MADISON PARK Lots 1 & 2, Block 3434" recorded among the Land Records of Baltimore City, Maryland in Plat XAC No. 4471.

"The Lot conveyed herein is subject to a lien for Water and Sewer Facilities Charges for Madison Park North imposed by Madison Park North LLC, and its successors and assigns, pursuant to an Declaration of Covenants and Lien for Private Water and Sewer Facilities Charges for Madison Park North dated December 1, 2023, recorded among the Land Records of Baltimore City, Maryland in Liber 26558, folio 263 ("Declaration"), which Declaration provides that certain lots and dwelling units 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 \$350.00 per year for a total dollar amount of \$14,000.00 over the 40 year term for the Lots, which covenants and liens last for forty (40) years or more with respect to each Lot (until all forty (40) 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.

NOTICE TO PURCHASERS OF REAL ESTATE

This property is subject to a fee or assessment which purports to cover or defray the cost of installing or maintaining during construction all or parts of the public water or wastewater facilities constructed by the developer of the subdivision or its assignee. This fee or assessment is specified below and payable, as provided for in the Declaration, to Madison Park North LLC (hereinafter called "Lienholder") named below at the address specified below until the payment of forty (40) full annual assessments of Water and Sewer Facilities Charges after Commencement Date (as that term is defined in the Declaration). A prepayment of all or part of the Charges shall be without penalty and shall be determined by discounting the annualized payments at an interest rate of six percent (6.0%) to determine its equivalent present worth, such prepayment may be ascertained by contacting the Lienholder. This fee or assessment is a contractual obligation between the Lienholder and each owner of this property and is not in any way a fee or assessment by any governmental authority.

Annual Assessment:	\$350.00
Term:	Forty (40) years and Forty (40) annual assessments
Total:	\$14,000.00, plus any Enforcement Costs
Lienholder:	(defined by the Declaration) Madison Park North LLC, its successors and assigns
Address:	One South Street, Suite 2800 Baltimore, Maryland 21202 (or as reflected by any recorded assignment or subsequently revised by Lienholder from time to time)

The Owner will be billed annually, in writing, setting forth the amount due, the remaining term, and the total balance. If the right to collect all or part of the above fee or assessment is assigned and State or local laws requires notice of such assignment, the Owner shall be notified, in writing, of the full name and address of the assignee, the date of the assignment, and of any additional information required by applicable law."

BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 28343, PAGE 405.

PROPERTY ADDRESS: 825 Lennox Street, Baltimore, MD 21217

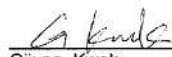
TAX ID NO.: 13 - 11 - 3434 - 113

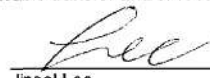
Grantor(s) Address: 7080 Samuel Morse Drive, Suite 100
Columbia, MD 21046

Grantee(s) Address: 825 Lennox Street
Baltimore, MD 21217

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.


Gijung Kwak


Jinsol Lee

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.