

File No.: UM-26-12958
Parcel Tax ID: 20-18-2252A-012

Smart Settlements, LLC
2110 Vermont Ave., NW
Washington DC 20001

Title Insurer:
Old Republic National Title Insurance Company

Grantee Mailing Address:
Sheria WILSON
21 South Monastery Avenue, Baltimore, MD
21229

This Deed of Assignment, made this 27 day of AUG 2026,
by and between Peninsula Realty LLC, a Maryland limited liability company, sole owner, GRANTOR(S),
and Sheria WILSON, a single woman, GRANTEE(S).

Witnesseth –

That in consideration of the sum of TWO HUNDRED FIFTY EIGHT THOUSAND AND 00/100 AND 00/100 DOLLARS (\$258,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor(s) do hereby grant and convey to the said Grantee(s), Sheria WILSON, a single woman, in LEASE HOLD, all that lot of ground situate in the Baltimore, Maryland and described as follows, that is to say:

All that lot of ground situate in the county of Baltimore, state of Maryland, described as follows, that is to say:

Beginning for the same of the southeasternmost side of Monastery Avenue 60 feet wide at a point distant 154 feet southwesterly from the corner formed by the intersection of the southeasternmost side of Monastery Avenue with the southwesternmost side of St. Joseph Street 40 feet wide; said place of beginning being in line with the center of the party wall between the house on the lot now being described and the house on the lot adjoining to the northeastward and running thence southwesterly binding on the southeast side of Monastery Avenue 15 feet 4 inches to a point in line with the center of the party wall between the house on the lot now being described and the house on the lot adjoining to the southward; thence southeasterly to and along the center of said last mentioned partition wall to the end thereof and continuing the same direction in all 110 feet to the northwesternmost side of an alley 15 feet wide there situate; thence northeasterly binding on the northwest side of said alley with the use thereof in common and parallel with Monastery Avenue 15 feet 4 inches to a point in line with the center of said first mentioned party wall; and thence northwesterly to and along the center of said first mentioned party wall to the end thereof and continuing the same direction in all 110 feet to the place of beginning.

Property Address: 21 South Monastery Avenue, Baltimore, Maryland 21229 Tax Parcel ID No: 20-18-2252A-012

BEING the leasehold interest, erroneously recorded as fee simple property, which by Deed dated March 30, 2026, and recorded among the Land Records of Baltimore City, Maryland on April 14, 2026, in Liber 28950, in Folio 224, was granted and conveyed by Fred Montgomery, Personal Representative of the Estate of Ruby Arlene Pratt, Probate 210652, who died intestate on or about 5/12/2025, sole owner, unto Peninsula Realty LLC, a Maryland limited liability company, sole owner.

BEING the leasehold interest property which by Deed of Assignment dated November 17, 1995, and recorded among the Land Records of Baltimore City, Maryland on November 30, 1995, in Liber 5231, in Folio 302, was granted and conveyed by Jamestown Limited Partnership, a partnership, sole owner, unto Ruby A. Pratt, sole owner.

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 described ground and premises to the said party(ies) of the second part, its successors and assigns, for all the residue of the term of years yet to come and unexpired therein, with benefit of renewal forever, subject to the payment of the (Semi-Annual OR Annual) ground rent of \$ ____ N/A _____, payable on ____ N/A ____, in each and every (Semi-Annual OR Annual).

And the Grantor(s) 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.

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

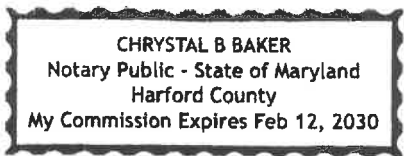
Peninsula Realty LLC, a Maryland Limited Liability Company
By: DARO BAY LLC, a Wyoming Limited Liability Company, Sole Member

By: *David Romero* Managing Member (SEAL)
David Romero, Managing Member

STATE/JURAT OF Maryland
COUNTY/CITY OF Baltimore } ss

I hereby certify that on this 27 day of August, 2026, before me, the subscriber, a Notary Public of the State/Jurat and County/City aforesaid, personally appeared David Romero, Managing Member of DARO BAY LLC, a Wyoming Limited Liability Company, Sole Member, of Peninsula Realty LLC, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Chrystal B Baker

Notary Public

My Commission Expires: 02/12/2030

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.



J. Kevin McIntyre, Esq.