

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections
Recordation Tax Paid

9/8/25 26001146 \$720.00
 Date Transaction # Amount
 Authorized Signature

Silver Title, LLC
 File No. 2025-1300-JK
 Tax ID # 08-11-1517-031
 Underwriter: Old Republic National Title Insurance Company

BOOK: 28323 PAGE: 140

This Deed, made this 22nd day of July, 2025 by and between Springboard CDFI 2024-2 LP, a California Limited Partnership, party of the first part, Grantor; and DGDA Property LLC, a Maryland limited liability company, its successors and/or assigns, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of SEVENTY TWO THOUSAND AND 00/100 (\$72,000.00), 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 DGDA Property LLC, a Maryland limited liability company, its successors and/or 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 on the west side of Chester Street at the distance of fifty-six feet northerly from the corner formed by the intersection of the north side of Preston Street and the west side of Chester Street and running thence northerly binding on the west side of Chester Street fourteen feet, thence westerly parallel with Preston Street seventy-one feet one and one-half inches to the east side of a ten foot alley there situate; thence southerly binding on the east side of said ten foot alley, with the use thereof in common, fourteen feet, and thence easterly parallel with Preston Street seventy-one feet one and one-half inches to the place of beginning.

For informational purposes only: The property being known as: 1308 North Chester Street.

Tax ID No.: 08-11-1517-031

Being the same property conveyed to Springboard CDFI by virtue of Deed vesting fee simple title, from Bank United, N.A., as dated February 27, 2025 and recorded April 24, 2025 among the Land Records of Baltimore City, Maryland in Liber 27902, folio 209.

Being the same property which by Deed dated July 22, 2025 and intended to be recorded among the Land Records of Baltimore City, Maryland immediately prior hereto was conveyed from Springboard CDFI unto Springboard CDFI 2024-2 LP, a California Limited Partnership.

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 DGDA Property LLC, a Maryland limited liability company, its successors and/or assigns, in fee simple.

Deed - Individual

File No 2025-1300-JK

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All taxes for which assessments have been made
 Received have been paid as of this date

Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
 Bureau of Revenue Collections, Transfer Tax Division
 Transfer Tax Paid \$1,080.00
 Cash Slip #
 Authorized Signature

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And the said party of the first part does hereby covenant 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.

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

Springboard CDFI 2024-2 LP, a California Limited Partnership

Genif Wheelly
WITNESS

[Signature] (SEAL)
By: Tyler Amaya, Manager

STATE OF _____
CITY/COUNTY OF _____, to wit:

I hereby certify that on the _____ day of May, 2025, before me, the subscriber, a Notary Public of the State of _____, in and for the County aforesaid, personally appeared Tyler Amaya, Manager of Springboard CDFI 2024-2 LP, 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.

See attached

Signature of Notary Public

My Commission Expires:

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.

[Signature] (SEAL)
David Silverman, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Silver Title, LLC
2650 Quarry Lake Drive
Suite 220
Baltimore, MD 21209

Deed - Individual

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego)

On July 22nd, 2025 before me, Cody Marshall Notary Public
(insert name and title of the officer)

personally appeared Tyler Wheatley Amaya
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

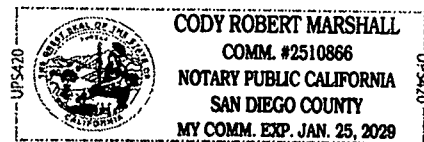
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Cody Marshall

(Seal)



4138

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1517^{RS}

BALTIMORE CITY CIRCUIT COURT
LAND RECORDS
CLERK
JANUARY 1, 2025
11:36 AM

LR - Deed (w Taxes) 1,492.46
Recording only ST 20.00
Name: SPRINGBOARD CDFI
2024-2PL/D&D PROPERTY
Ref: 1308 N CHESTER ST
LR - Deed (with Taxes) 40.00
Surcharge
LR - Deed State 360.00
Transfer Tax
LR - NR Tax - 1kd 1,492.46
SubTotal: 1,912.46
Total: 2,087.46
09/11/2025 11:36
CC24-K1W
#19181094 CC0801 -
Baltimore City
Michele11/CC08-01.07 -
Register 07

1492.46
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