

Premier Title
File No. **2026-PTMD-1897**
Tax ID # **252755 015**
Underwriter: **First American Title Insurance Company**

This Deed, made this 11th day of September, 2026 by and between WCH I LLC, a Limited Liability Company, party of the first part, Grantor; and Cinnisha Rene Lewis, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED NINETY TWO THOUSAND AND 00/100 (\$292,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Cinnisha Rene Lewis, their 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:

The following described property, to-wit:

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 corner formed by the intersection of the north side of Woodhaven (formerly) Woodland) Avenue and the east side of Chelsea Terrace (Formerly Winfield Avenue) and running thence easterly binding on the north side of Woodhaven Avenue 22 feet to a point in a line of the center of the partition wall between the house erected on the lot now being described and the house erected on the lot of ground next adjoining thereto on the east thence northerly along said partition wall and continuing the same course in all 90 feet to the south side of an alley 10 feet wide there situate thence westerly binding on the south side of said alley with the use thereof in common 11 feet to the east side of Chelsea Terrace and thence southerly binding on the east side of Chelsea Terrace 90 feet to the place of beginning.

PARCEL NO./APN: 252755 015

WCH I, LLC, a Maryland Limited Liability Company, its successors and/or assigns forever

Being the same property which by deed dated January 30, 2026, and recorded among the Land Records of Baltimore City, Maryland on February 12, 2026, in Liber 28771, in Folio 304, was granted and conveyed by TLH TD Properties, LLC, a Delaware Limited Liability Company unto WCH I, LLC, a Maryland Limited Liability Company, its successors and/or assigns forever.

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 Cinnisha Rene Lewis, their assigns, in fee simple.

And the said party of the first part 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.

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

WITNESS

WCH I LLC, a Limited Liability Company

By: [Signature] (SEAL)
Hamzat Bakare, Authorized Agent

STATE OF MARYLAND
COUNTY OF BALTIMORE (or City of Baltimore)

On this 3rd day of August, 2026, before me, the undersigned officer, personally appeared Hamzat Bakare, Authorized Agent of WCH I LLC, a Limited Liability Company, and that he/she/they, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Authorized Agent.

In witness thereof I hereunto set my hand and official seal.

[Signature]
Signature of notary public

Peter Severance
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 9/23/27

Notary Public
My Commission Expires: 9/23/27

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)
Diana G Khan

AFTER RECORDING, PLEASE RETURN TO:
Premier Title
10451 Mill Run Circle
Suite 755
Owings Mills, MD 21117