

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

4/16/26 26005772 \$10,205.00
 Date Transaction # Amount
 Authorized Signature

DEED

This Deed is made as of the 11 day of March, 2026, by and between **MADISON PARK NORTH LLC**, a Maryland Limited Liability Company ("Grantor") and **NVR, INC.**, a Virginia Corporation, ("Grantee");

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the payment by the Grantee to the Grantor of the sum of **\$1,020,034.08**, receipt whereof is hereby acknowledged; the Grantor hereby grants and conveys unto the Grantee and the Grantee's successors and assigns, in fee simple, as sole owner, all of that land, situate and lying in BALTIMORE CITY, Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED AS:

Lots 71 thru 79 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.

Being part of the same property as conveyed by Madison Park North Apartments, Ltd. to Madison Park North LLC by virtue of a Deed dated August 17, 2022 and recorded in the Land Records of Baltimore City, Maryland in Book 25330 Page 207.

Being part of the same property conveyed by the Mayor and City Council of Baltimore to Madison Park North LLC by virtue of a Deed dated June 23, 2022 and recorded September 1, 2022 among the Land Records of Baltimore City, Maryland in Book 25015, Page 443.

"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

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

3/16/26
 Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND

Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

1 4/16/26 451376 \$15,300.51
 Date Cash Slip # Amount
 Authorized Signature

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 (defined by the Declaration)
Lienholder:	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."

TOGETHER WITH all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in any way appertaining, and all the estate of the said party of the first part of, in, or out of the said land premises.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed, and that it will execute such further assurances of said land as may be requisite,

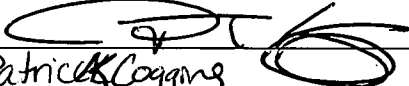
AND by the execution of this Deed the Grantor hereby certifies under penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding or assumed by the Grantee, is in the sum total as stated above and further certifies that this is not a sale, lease, exchange or transfer of all or substantially all of the property and assets of the Grantor.

IN TESTIMONY WHEREOF, the said Grantor has caused its presence to be signed by its Managing Member on the day and year as stated above.

MADISON PARK NORTH LLC, a Maryland Limited Liability Company,

By: **ATAPCO MADISON, LLC**, a Maryland Limited Liability Company, its Managing Member

By: **Atapco Properties, Inc.**, its Sole Member

By: 

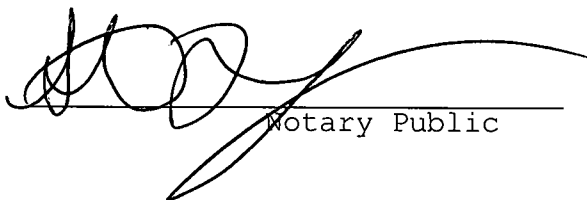
Name: Patrick Coggins

Title: Executive Vice President

State of Maryland :
City of Baltimore : to-wit:

I HEREBY CERTIFY that on this 11th day of March, 2026, before me, a Notary Public, personally appeared Patrick Coggins, who acknowledged him/herself to be an Executive Vice President of **Atapco Properties, Inc.**, Sole Member of **ATAPCO MADISON, LLC**, Managing Member of **MADISON PARK NORTH LLC**, and that s/he, as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said Manager by him/herself as such Officer.

WITNESS MY HAND AND NOTARIAL SEAL.

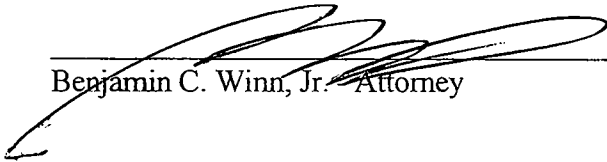

Notary Public

My commission expires:

SHANNON L BOSLEY
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND

My Commission Expires Oct. 20, 2026

This is to certify that this document was prepared under the supervision of an attorney duly admitted to practice before the Supreme Court of Maryland.



Benjamin C. Winn, Jr. Attorney

Grantor Address: **MADISON PARK NORTH LLC**
One South Street, Suite 2800
Baltimore, MD 21202

Grantee Address: NVR, Inc.
7080 Samuel Morse Drive
Suite 100
Columbia, MD 21046

RETURN ADDRESS: NVR Settlement Services
Lot Acquisition Administrator
3701 Pender Drive #210
Fairfax, VA 22030

Parcel ID #:

Lot 71	Parcel ID: 13-11-3434-071
Lot 72	Parcel ID: 13-11-3434-072
Lot 73	Parcel ID: 13-11-3434-073
Lot 74	Parcel ID: 13-11-3434-074
Lot 75	Parcel ID: 13-11-3434-075
Lot 76	Parcel ID: 13-11-3434-076
Lot 77	Parcel ID: 13-11-3434-077
Lot 78	Parcel ID: 13-11-3434-078
Lot 79	Parcel ID: 13-11-3434-079

E13907

MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2026

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor MADISON PARK NORTH LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
MADISON PARK, UNIT(S) 71-79, , 824-840 (EVEN) WATTS STREET, BALTIMORE, MD

3. Reasons for Exemption

Resident Status

☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

MADISON PARK NORTH LLC
Name of Entity

By

Patrick Coggins
Name

3/11/26
**Date

Executive Vice President
Title

by: Atapco Madison LLC, its
Managing member
Mr. Atapco Properties, its sole
member

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

4118

3434^{RS}

Name: MADISON PARK NORTH LLC
ANVR INC
Ref: B24 WATTS ST
Deed (w/ Taxes) Recording ST
Fee Amount: \$20.00
NR Tax - lhd: \$0.00
Deed State Transfer Tax:
\$6,100.17
Deed (w/ Taxes) Surcharge:
\$40.00
Total Amount: \$6,100.17
Transaction Amount: \$6,100.17
04/10/2026 12:50:37 PM - 279
0410202404001007
BALT-24-CLLR

\$5,180.17
\$ 50
\$ 40