

BOOK: 28854 PAGE: 460

1053 AFTER RECORDING, RETURN TO:

Attn: S25-31030T
Eagle Title
16 Willow Avenue
Towson, MD 21286

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections

Recordation Tax Paid

2-18-26 26004806 \$2,580.00
Date Transaction # Amount

Stephanie [Signature]
Authorized Signature

Tax ID No.: 27-03-5634-015

DEED

THIS DEED, made this 16th day of February, 2026, by and between VSP ORLANDO, LLC, a Delaware limited liability company, party of the first part, GRANTOR, and AMBER L. DUVALL, party of the second part, GRANTEE.

WITNESSETH, that for and in consideration of the sum of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$279,900.00), 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 AMBER L. DUVALL, as sole owner, in fee simple, all that lot of ground situate in Baltimore City, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the East side of Eastern Parkway as laid out 60 feet wide at the distance of 167.29 feet measured northerly along the East side of Eastern Parkway from the North side of Royston Avenue as laid out 50 feet wide; and running thence and binding on the East side of Eastern Parkway and referring the courses of this description to the True Meridian as established by the Baltimore City Topographical Survey Commission North 8 degrees 17 minutes 40 seconds West 52.00 feet; thence leaving Eastern Parkway and running North 81 degrees 42 minutes 20 seconds East 107.23 feet to the center line of a 15 foot reservation; thence binding on the center line of said 15 foot reservation South 3 degrees 53 minutes 08 seconds East 52.16 feet; and thence South 81 degrees 42 minutes 20 seconds West 103.22 feet to the place of beginning.

The improvements thereon being known as 6207 Eastern Parkway. -5634

Tax Id. No. 27-03-5634-015

BEING the same property which, by Deed dated February 22, 2022, and recorded among the Land Records of Baltimore City, Maryland, in Liber 24660, folio 209, was granted and conveyed by Kyle J. Morris and Nicole J. Mogyorosi-Morris, unto VSP Orlando, LLC, a Delaware Limited Liability Company.

SUBJECT to all easements, covenants and restrictions of record.

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

2-18-26
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

2-18-26 449492 \$4,198.50
Date Cash Slip # Amount

Stephanie [Signature]
Authorized Signature