

Eastern National Title Agency Maryland, LLC
13241 Woodland Park Road, Suite 501
Herndon, VA 20171
File No. MD6950

Tax Account Number: Ward – 23; Section – 10; Block – 1079; Lot 017B
Property Address:
104B Locke St.
Baltimore MD 21230

DEED

THIS DEED, made this 23rd day of September, 2026, from **K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company**, Grantor, to **Robert Anthony Williams and Tiesha Shamel Williams**, a married couple, Grantee(s).

WITNESSETH, that in consideration of the sum of Five Hundred Twenty Nine Thousand One Hundred Twenty Six and 00/100 Dollars (\$529,126.00) and other good and valuable considerations the Grantor does hereby grant, bargain, sell and convey with Special Warranty of Title unto the Grantee(s) as tenants by the entirety with the common law right of survivorship in fee simple all that property situate, lying and being in Baltimore City, Maryland, and more particularly described as follows:

Being Known and Designated as Unit 17B Phase 7, Locke Landing Condominium as shown on Plat entitled, "LOCKE LANDING CONDOMINIUM PHASE 7 UNITS 15A&B THROUGH 22A&B" Baltimore City Maryland, recorded among the Land Records of Baltimore City, Maryland in Plat Book XAC, page 924 et seq.

TOGETHER WITH such limited common element(s) appurtenant to and reserved for the exclusive use of said residential Unit in "Declaration of Condominium Locke Landing Condominium" recorded in Book 27057 at page 400 among the Land Records of Baltimore City, Maryland with First Amendment to Declaration of Condominium (Annexing Phase 2) recorded in Book 27484 at page 449 with Second Amendment to Declaration of Condominium (Annexing Phase 3) recorded in Book 27939 at page 37 with Third Amendment to Declaration of Condominium (Annexing Phase 4) recorded in Book 28284 at page 57 with Fourth Amendment to Declaration of Condominium (Annexing Phase 5) recorded in Book 28392 at page 486 with Sixth Amendment to Declaration of Condominium (Annexing Phase 7) recorded in Book 29044 at page 423

BEING a portion of the same property conveyed to Grantor by Deed dated January 9, 2026 and recorded May 13, 2026 in Book 29038, page 130 among the Land Records of Baltimore City, Maryland.

By execution of this Deed, the party of the first part 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, is in the sum total of Five Hundred Twenty Nine Thousand One Hundred Twenty Six and 00/100 Dollars (\$529,126.00), which is the total payment per Section 10-912 (b) Tax General Article Annotated Code of Maryland.

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereof.

SUBJECT TO covenants, easements and restrictions of record.

NOTICE TO PURCHASERS OF REAL ESTATE IN BALTIMORE CITY:

THIS PROPERTY IS SUBJECT TO A FEE OR ASSESSMENT WHICH PURPORTS TO COVER OR DEFRAY THE COST OF INSTALLING ALL OR PART OF THE PUBLIC WATER OR SEWER FACILITIES CONSTRUCTED BY THE DEVELOPER OF THE SUBDIVISION KNOWN AS INSULATOR DRIVE. THIS FEE OR ASSESSMENT IS THREE HUNDRED TWENTY FIVE DOLLARS (\$325.00) PER YEAR, COMMENCING UPON THE EARLIER OF: (1) THE DATE ON WHICH A LOT IS FIRST CONVEYED TO AN OWNER OTHER THAN DECLARANT OR A COMPANY RELATED TO DECLARANT OR A BUILDER IN A CONTRACTUAL RELATIONSHIP WITH DECLARANT; (2) THE DATE OF INITIAL OCCUPANCY OF A LOT; OR (3) THE DATE WHICH IS TEN (10) YEARS AFTER THE DATE OF EXECUTION OF THIS DECLARATION, AND CONTINUING FOR A PERIOD OF THIRTY THREE (33) YEARS, PAYABLE ANNUALLY ON THE FIRST (1ST) DAY OF JANUARY TO INSULATOR DRIVE LLC LOCATED AT 1500 WHETSTONE WAY, SUITE 101, BALTIMORE MD 21230 (HEREINAFTER CALLED 'LIENHOLDER').

THERE IS A RIGHT OF PREPAYMENT WITHOUT PENALTY. THE PAYOFF AMOUNT MAY BE ASCERTAINED BY CONTACTING THE LIENHOLDER. THE FEE AND ASSESSMENT IS A CONTRACTUAL OBLIGATION BETWEEN THE LIENHOLDER AND EACH OWNER OF THIS PROPERTY, THAT RUNS WITH THE LAND, AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE CITY.

FURTHER SUBJECT TO the terms, charges, conditions, obligations and other matters of (i) that certain Declaration of Condominium, Locke Landing Condominium, including any and all amendments thereto as contemplated therein, the "Declaration of Condominium" recorded in Liber 27057, folio 400 with First Amendment to Declaration of Condominium (Annexing Phase 2) recorded in Book 27484 at page 449 with Second Amendment to Declaration of Condominium (Annexing Phase 3) recorded in Book 27939 at page 37 and (ii) Subject to Declaration of Covenants and Lien For Water and Sewer Facilities Charges recorded in Liber 26225, folio 121, with Assignment of Declarant's Rights recorded in Liber 26748, folio 408 (collectively "Water and Sewer Declaration").

Grantee(s) join in this Deed to acknowledge, agree and affirm that the Property conveyed herein to Grantee(s) is subject to all of the terms, charges, conditions and obligations set forth in the above described Declarations and Notices and that Grantee received notice and acknowledged in writing the existence of these Declarations at the time Grantee(s) executed the purchase and sale contract for the Property herein conveyed.

The Grantor hereby covenants 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.

- SIGNATURE PAGE FOLLOWS -

WHEREFORE the Grantor has caused this deed to be signed by its duly authorized officer.

ATTEST:

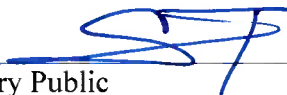
K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company

By: 
Kenneth Gingerich, Division
Controller

STATE OF Virginia
COUNTY OF Fairfax, to wit:

On this 23rd day of September, 2026, before the undersigned officer personally appeared Kenneth Gingerich, Division Controller of K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company, and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

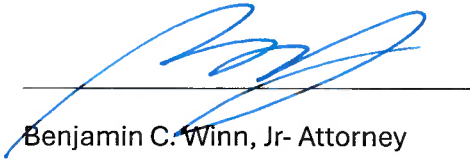
In witness whereof, I hereunto set my hand and official seal.


Notary Public
My Commission Expires:

(SEAL)



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

A handwritten signature in blue ink, appearing to read "Benjamin C. Winn, Jr.", is written over a horizontal line.

Benjamin C. Winn, Jr- Attorney

HOMEOWNER'S CERTIFICATION OF OCCUPANCY
AND PRINCIPAL RESIDENCE

I (We) certify, under penalties of perjury, that I am (we are) the homeowner(s) of the following property and will occupy the property as my (our) principal residence:

Tax Account #: 23-10-1079-017B

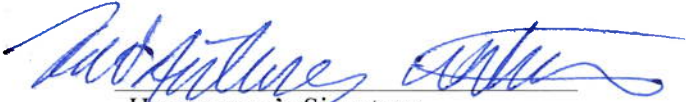
Premises Address: 104B Locke St., Baltimore, MD 21230

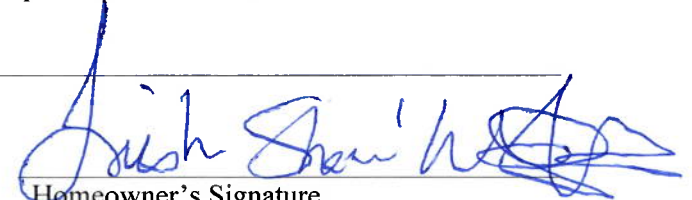
a. ☒ My (Our) mailing address is the same as the premise address

OR

b. ☐ Although I (We) will occupy the property as my (our) principal residence, my (our) mailing address differs from the premise address as follows:

Mailing Address:


Homeowner's Signature
Robert Anthony Williams
Robert Anthony Williams


Homeowner's Signature
Tiesha Shamel Williams
Tiesha Shamel Williams

Settlement Company: Eastern National Title Agency Maryland, LLC
Phone: 703-885-7330
Address: 13241 Woodland Park Road, Suite 501, Herndon, VA 20171

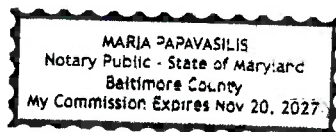
NOTARY

State of Maryland, County of: Anne Arundel

On this 23rd day of September, 2026, Before me a Notary Public of the State and County Aforesaid, personally appeared Robert Anthony Williams and Tiesha Shamel Williams
Known to me to be, or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within affidavit, and who acknowledged that he/she/they executed the same for the purposes therein contained.

My Commission Expires November 20, 2027

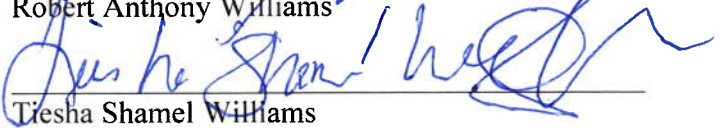

Notary Public



FIRST-TIME MARYLAND HOME BUYER AFFIDAVIT

ADDRESS: 104B Locke St.
Baltimore, MD 21230

The undersigned grantee(s) hereby make oath or affirm under penalties of perjury that each of them is an individual who has never owned, in the State of Maryland, residential real property which has been his/her/their principal residence and that the property herein conveyed will be occupied by the grantee(s) as his/her/their principal residence.


Robert Anthony Williams

Tiesha Shamel Williams

AND/OR

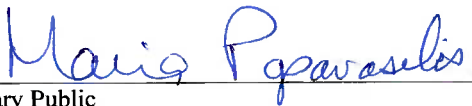
The undersigned grantee(s) hereby make oath or affirm under penalties of perjury that each is a co-maker or guarantor of a purchase money mortgage or purchase money deed of trust as defined in § 12-108 of the Tax Property Article of the Annotated Code of Maryland; and, that the grantee(s) will not occupy the residence as the co-maker's or guarantor's principal residence

grantee

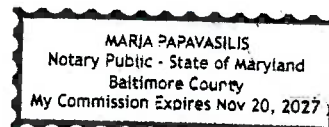
grantee

STATE OF MARYLAND
COUNTY OF Anne Arundel, **TO WIT;**

On this 23rd day of September, 2026, before me, the undersigned officer, personally appeared Robert Anthony Williams and Tiesha Shamel Williams, known to me, or satisfactorily proven to be the person whose name is/are subscribed to the within instrument and did acknowledge that it executed the same for the purposes therein.


Notary Public

My Commission Expires: November 20, 2027



**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 K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers):
104B Locke St. Baltimore MD 21230

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

K. Hovnanian at Locke Landing, LLC, a Maryland limited liability company
Name of Entity

By

Sharetta Tatum
Name

9/23/2026
**Date

Agent
Title

**** 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.

WITNESS the hand and seal of said Grantor and Grantee.

Robert Anthony Williams
Robert Anthony Williams, Grantee

Tiesha Shamel Williams
Tiesha Shamel Williams, Grantee

STATE OF MARYLAND
COUNTY OF Anne Arundel, TO WIT;

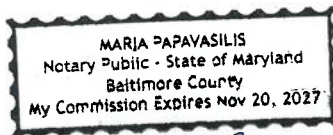
On this 23rd day of September, 2026, personally appeared Robert Anthony Williams and Tiesha Shamel Williams and executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Maria Papavasili
Notary Public

Signature page follows

File No. MD6950



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