

AFTER RECORDING RETURN TO:

Zillow Closing

5717 Legacy Drive, Suite 250

Plano, TX 75024

File No. MD2106364

Tax ID No.: 28-05-2527-222

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 28th **day of** September, 2026 by and between **Commercial Acquisitions LLC, a Delaware series limited liability company** located at 90 Park Avenue, Floor 23, New York, NY 10016, hereinafter referred to as Grantor(s) and **Tontese Denise Kennedy**, residing at 1017 Wicklow Road, Baltimore, MD 21229, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Eighty-Eight Thousand Five Hundred and 00/100 Dollars (\$188,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Baltimore City County, State of MD:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1017 Wicklow Road, Baltimore, MD 21229

Prior instrument reference: Book 24429 Page 133, Recorded: March 29, 2022

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor

hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 28th day of September, 2026

Commercial Acquisitions LLC, a Delaware series limited liability company

By: Stephen Hogue

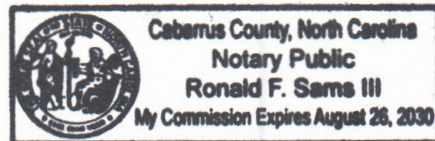
Name: Stephen Hogue
Title: Authorized Signatory

STATE OF North Carolina
COUNTY OF Cabarrus

On this 28th day of September, 2026, before me, the undersigned Notary Public, personally appeared Stephen Hogue known to me (or satisfactorily proven) to be the **Authorized Signatory of Commercial Acquisitions LLC, a Delaware series limited liability company** and whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they has/have executed the same for the purpose therein contained.

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

Ronald F. Sams III
Notary Public



My commission expires: 8/26/2030

No title exam performed by the preparer. Legal description and party's names provided by the party.

The signature below is an electronic signature.

Maryland Code: Title 21, Section 21-106(a) "A record or signature may not be denied legal effect or enforceability solely because it is in electronic form."

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY, OR UNDER THE SUPERVISION, OF THE UNDERSIGNED MARYLAND ATTORNEY, OR BY A PARTY TO THIS INSTRUMENT.

David Goldman

DAVID GOLDMAN, ESQ.

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein is situated in the City of Baltimore, State of Maryland, and is described as follows:

Beginning on the Northeast side of Wicklow Road, as now laid out 50 feet wide, at the distance of 159 feet Northwest of the Northwest side of Flowerton Road as shown on the Amended Subdivision Plan of Section 10, Wildwood hereinafter referred to, said point of beginning being in a line with the center of the party wall between the house on the lot now being described and that adjoining on the Southeast, thence North 49° 25' 00" West binding on the Northeast side of Wicklow Road 18.0 feet to a point on a line with the center of the party wall between the house on the lot now being described and that on the Northwest, thence North 40° 35' 00" East to and through the center of said wall and continuing the same course in all 102.0 feet to the Southwest side of an alley 16 feet wide there situate, thence South 49° 25' 00" East binding on the said alley with the use thereof in common with others 18.0 feet to intersect a line drawn from the place of beginning North 40° 35' 00" East through the center of the party wall first herein mentioned, thence South 40° 35' 00" West reversing said line and binding thereon to and through the center of said wall in all 102.0 feet to the place of beginning.

As more fully shown on a plat entitled Amended Subdivision Plan Section No. 10 Wildwood, Baltimore, Maryland, dated November 28, 1950, amended January 18, 1951, and duly recorded among the Land Records of Baltimore City on January 29, 1951, in Pocket Folder M.L.P. No.

Being also the same property which by Ground Rent Merger Deed dated October 30, 1964, and recorded among the Land Records of Baltimore City, Maryland in Liber No. 1792 Folio 210 was granted and conveyed by The Equitable Trust Company unto Samuel W. Robinson and Helen M. Robinson.

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