AFTER RECORDING, PLEASE RETURN TO:
VEMA TITLE & ESCROW LLC.
1604 SPRING HILL RD. SUITE 160
VIENNA VA 22182

Tax ID #15-02-2742A-005

FILE #26-1757

This Deed, made this ____ day of _____, 2026, by and between **SHAKTI INVESTMENTS LLC**, a Maryland Limited Liability Company (Grantor); **ERNESTO ALBERTO GARCIA GUZMAN** and **PATRICIA JEANNETTE COLE (**Grantees).

Witnesseth –

That in consideration of the sum of Two Hundred Seventy Four Thousand and 00/100 Dollars ($274,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey unto Ernesto Alberto Garcia Guzman, a 1% undivided interest; and unto Patricia Jeannette Cole, a 99% undivided interest, tenants in common as to the whole, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows:

Beginning for the same on the south side of Norfolk Avenue at the distance of 80 feet west from the western side of Winfield Avenue and running thence west on the south side of Norfolk Avenue 20 feet and running thence south through the center of the partition wall between the house on the lot now being described and the house on the lot of ground adjoining thereto on the west in all 89 feet and 11 inches and running thence east 20 feet and running thence north 89 feet 11 inches to the place of beginning.

The improvements thereon being known as No. 3909 Norfolk Avenue, Baltimore, MD 21216 (FOR INFORMATIONAL PURPOSES ONLY)

Tax ID #W-15 / S-02 / B-2742A / L-005

Being the same property which by deed dated February 13, 2026, and recorded among the Land Records of Baltimore City, Maryland on February 26, 2026, in Liber 28816, in Folio 58, was granted and conveyed by George Lee McCormick unto Shakti Investments LLC, a Maryland Limited Liability Company. and, as disclosed in the Public Records, has been since February 26, 2026.

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 Ernesto Alberto Garcia Guzman, a 1% undivided interest; and unto Patricia Jeannette Cole, a 99% undivided interest, tenants in common as to the whole, in fee simple.

And 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 they will warrant Specially

the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

SHAKTI INVESTMENTS, LLC,
A Maryland limited liability company

_____ _____(SEAL)
WITNESS Name:
Title:

STATE OF _____ } ss
COUNTY OF _____

I hereby certify that on this ____ day of _____, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared _____, in his/her capacity as _____ for **Shakti Investments LLC** the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: _____

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 Court of Appeals of Maryland.

_____
Attorney