# THIS DEED

13-01-3675A-008
Tax Account No./Parcel Identifier

Made this 6th day of October, 2026, by and between John A. Stansberry and Sanxia Wang, party(ies) of the first part, Grantor(s), and Matthew Lee Purdy and Miriam Elizabeth Greenleaf-Miller, husband and wife, party(ies) of the second part, Grantee(s):

WITNESSETH, that in consideration of the sum of Four Hundred Twenty Thousand And No/100 Dollars ($420,000.00) receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part, in fee simple as tenants by the entirety, their assigns, the survivor of them and such survivor's personal representatives, heirs and assigns, all that property situate in Baltimore City, State of Maryland, described as:
All that lot of ground situate in the City of Baltimore, State of Maryland and described as follows:

BEGINNING FOR THE SAME thereof on the west side of Beech Avenue at the distance of 119 feet southerly from the corner formed by the intersection of the west side of Beech Avenue with the south side of 39th Street which place of beginning is at a point in line with the center of a partition wall there situate running thence southerly binding on the west side of Beech Avenue 21 feet thence westerly parallel with 39th Street 98 feet to the east side of a 10 foot alley there situate thence northerly parallel with Beech Avenue and binding on the east side of said 10 foot alley with the use thereof in common 21 feet to a point in line with the center of said partition wall thence easterly parallel with 39th Street and passing through the center of said partition wall 98 feet to the place of beginning.

Being the same property as conveyed from John A. Stansberry to John A. Stansberry and Sanxia Wang, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs, and assigns dated November 04, 2025 and recorded on November 17, 2025 in Book 28531, Page 307 among the Land Records of Baltimore City, Maryland.

Being also the same property as conveyed from Donald R. Hagner and Nancy J. Hagner to John A. Stansberry dated July 30, 2018 and recorded on August 29, 2018 in Book 20468, Page 438 among the Records of Baltimore City, Maryland.

For informational purposes only: The improvements thereon being known as No. 3814 Beech Avenue, Baltimore, Maryland 21211.