THIS DEED

Made this 22nd day of June, 2026, by and between **NVR, Inc., a Virginia Corporation**, ("Grantor(s)"), and **Michael Anthony Bowles**, ("Grantee(s)").

WITNESSETH:

THAT for and in consideration of the sum of FOUR HUNDRED EIGHTY-FOUR THOUSAND ONE HUNDRED NINETY AND NO/100 DOLLARS ($484,190.00), receipt of which is hereby acknowledged the Grantor(s) do/does grant, bargain, sell and convey to said Grantee(s), in fee simple, as sole owner, the following land and premises situate in Baltimore City, State of Maryland, and known and described as:

Lot 223, as shown and set out on plat entitled, "FINAL SUBDIVISION PLAT WESTPORT PARCEL B", recorded among the Land Records of Baltimore City, Maryland, in Plat Book XAC page 4502.

The grantee(s) herein is/are hereby given notice of the Activity and Use Limitations set forth in that certain Environmental Covenant recorded in Liber 12413 page 262 among the aforesaid Land Records.

The Lot conveyed herein is subject to a lien for Water and Sewer Facilities Charges imposed by WESTPORT LN, LLC and HOWARD ELKRIDGE UTILITIES, LLC, and their successors and assigns, pursuant to a Declaration of Covenants and Lien for Water and Sewer Facilities Charges, dated June 20, 2025, and recorded among the Land Records of Baltimore City, Maryland in Liber 28234, folio 290 et seq. ("Declaration"), as may be amended from time to time, which Declaration provides that certain Lots in the subdivision are subject to a lien and covenant running with the land as a general uniform plan of development in the amount of $250.00 per year for a total dollar amount of $8,250.00 over the Thirty-Three (33) year term, which covenants and liens last for Thirty-Three (33) years or more with respect to each Lot (until all Thirty-Three (33) annual installment payments of the Water and Sewer Facilities Charges applicable to such Lot shall have been paid in full). All grantees, their successors and assigns, are bound by said Declaration. This is not a charge for water and wastewater usage and disposal, which utility services are billed directly by any governmental authority to the owner of the property."

BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 28778, PAGE 146.

PROPERTY ADDRESS: 2918 Maisel Street, Baltimore, MD 21230

TAX ID NO.: 25-05-7612-223

Grantor(s) Address: 7080 Samuel Morse Drive, Suite 100
Columbia, MD 21046

Grantee(s) Address: 2918 Maisel Street
Baltimore, MD 21230

Title Insurer: Stewart Title Guaranty Company

(I), (We), the undersigned Grantee(s) do hereby certify, under penalties of perjury, that the herein-described property is improved for residential purposes and that (I), (We), the undersigned Grantee(s) is/are the owner(s) and occupant(s) of the subject property, and as such are entitled to any applicable state/county transfer and/or recordation tax exemption. Additionally, the subject property is intended to be used as my/our principal residence by actually occupying the residence for at least 7 of the next 12 months and as such are entitled to any applicable transfer and/or recordation tax exemption.

Michael Anthony Bowles

TOGETHER with all improvements thereupon and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereunto. **SUBJECT** to all covenants and restrictions of record. **TO HAVE and to hold** the property hereby conveyed unto the said Grantee(s), his (her, their) personal representatives, heirs, successors and assigns, in fee simple, forever.

THE Grantor(s) covenants to warrant specially the property hereby conveyed and to execute such further assurances of said property as may be requisite.

IN TESTIMONY WHEREOF, the Grantor(s) has/have caused this Deed to be duly executed on its behalf by its duly authorized Vice President, as the act and deed of the corporation.

WITNESS/ATTEST:

NVR, Inc., a Virginia Corporation

BY: _____
Janelle Hall, Vice President

STATE OF MARYLAND

ss:

COUNTY OF Anne Arundel

I HEREBY CERTIFY that on this 27 day of June, 2024, before me, the undersigned officer, personally appeared Janelle Hall who acknowledged herself to be a Vice President of NVR Inc., a Virginia Corporation, and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by herself as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation, and further certified under penalties of perjury that the Grantor is a resident entity of the State of Maryland as defined in COMAR 03.04.12.02B (11).

WITNESS my hand and Notarial Seal.

_____
NOTARY PUBLIC
My Commission Expires: 6-21-29

Return To:
NVR Settlement Services of Maryland, Inc.
7080 Samuel Morse Drive, Suite 100
Columbia, MD 21046

CDS No.: BB0066

Kiley L. Kusiak
Notary Public
Anne Arundel County
Maryland

OWNER OCCUPANCY AFFIDAVIT

The undersigned each state under the penalties of perjury that the contents of this document are true to the best of the knowledge, information and belief of the individual making this statement as follows:

PURSUANT TO THE PROVISIONS OF APPLICABLE STATE, COUNTY AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, THE UNDERSIGNED GRANTEE HEREBY MAKES OATH THAT THE RESIDENCE ON THE PROPERTY DESCRIBED IN THIS DEED (2918 MAISEL STREET, BALTIMORE, MD 21230, APN NO. 25-05-7612-223, TAX ID NO.) WILL BE OCCUPIED BY THE UNDERSIGNED GRANTEE AS THE PRINCIPAL RESIDENCE OF THE GRANTEE **FOR AT LEAST 7 OF THE 12 MONTHS FOLLOWING THIS CONVEYANCE**.

AS WITNESS OUR HANDS AND SEALS DATED THIS 22 DAY OF June, 2026.

Michael Anthony Bowles

State of Maryland
County of Howard

Signed and sworn to before me the 22nd of June, 2026, by Michael Anthony Bowles.

Notary Public

Affix stamp/seal:

LAUREN BANKS
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 21, 2029