After Recording Return to:
CLA Title & Escrow
9210 Corporate Boulevard, Suite 150,
Rockville, MD 20850

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $1,820.00
09-25-2026 DG

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $2,730.00
09-25-2026 DG

All taxes for which assessments have been Received have been Paid as of 09-25-2026 DG
Director of Finance
Baltimore City

Property Address:
2010 East Lafayette Avenue
Baltimore, MD 21213
Tax ID # **08031449 006**

Baltimore City Circuit Court

IMP FD SURE	$40.00
RECORDING FEE	$20.00
TR TAX STATE	$510.00
TOTAL	$570.00

XAC DB
Sep 25, 2026 03:47 pm

Title Insurance: **Fidelity National Title Insurance Company**

This Deed of Assignment, made this **29th day of May, 2026** by and between **Bright Home Investment & Holding LLC, a Maryland Limited Liability Company, and Jesryn Investment LLC, a Maryland Limited Liability Company**, parties of the first part, Grantors; and **Olubusayo Ajayi, as sole owner**, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of **TWO HUNDRED FOUR THOUSAND AND 00/100 DOLLARS ($204,000.00),** which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Olubusayo Ajayi, as sole owner, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in LEASEHOLD, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

(SEE ATTACHED EXHIBIT A)

SUBJECT TO any and all covenants, easements, plat restrictions, agreements, and other restrictions of record.

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 the said Olubusayo Ajayi, as sole owner, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, Subject to the payment of the annual rent of $90.00 payable in equal semi-annual installments on the 1st days of February and August in each and every year.

And the said parties of the first part hereby covenant that they have 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.

As Witness the hands and seals of said Grantors, the day and year first above written.

Bright Home Investment & Holding LLC, a Maryland Limited Liability Company

By: _____ **(SEAL)**
Julio Lopez

By: _____ **(SEAL)**
Rosa Ingles, Member

_____ **(SEAL)**
Jesryn Investment LLC, a Maryland Limited Liability Company

STATE OF MARYLAND Baltimore
COUNTY OF ~~MONTGOMERY~~, to wit:

I hereby certify that on the 29th day of May, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Julio Lopez of Bright Home Investment & Holding LLC and Rosa Ingles, Member of Bright Home Investment & Holding LLC and Jesryn Investment LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

_____
Signature of Notary Public

My Commission Expires: 8/14/2026

MARVIN E. REESE JR.
NOTARY PUBLIC STATE OF MARYLAND
County of Baltimore
My Commission Expires August 14, 2026

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.

_____ (SEAL)
Joel L. Steinberg, Esq.

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Olubusayo Ajayi, do hereby certify and affirm

under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as 2010 East Lafayette Avenue, Baltimore, MD 21213 and that I will occupy that property as my principal residence for at least 7 of the 12 months immediately following this conveyance.

Olubusayo Ajayi

STATE OF MARYLAND
COUNTY OF Baltimore, to wit:

I hereby certify that on the 29th day of May, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Olubusayo Ajayi, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Signature of Notary Public

My Commission Expires: 8/14/2026

MARVIN E. REESE JR.
NOTARY PUBLIC STATE OF MARYLAND
County of Baltimore
My Commission Expires August 14, 2026