Certified Title Corporation
File No. P-26MD5488
Parcel ID # 09-08-1142B-039
Underwriter: First American Title Insurance Company

This Deed, made this 23 day of September 20 26 by and between **Valley Street Acquisitions LLC, a Maryland limited liability company** GRANTOR(S), and **Laurel Greilich and Christopher George Duffy,** GRANTEE(S).

- Witnesseth -

That in consideration of the sum of **Two Hundred Ninety Five Thousand Dollars and No Cents ($295,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey unto **Laurel Greilich and Christopher George Duffy, as joint tenants with rights of survivorship**, in fee simple, all that lot of ground situate in the State of MD, County of Baltimore City, and described as follows, that is to say:

All that lot of ground situate, lying and being in the City of Baltimore, State of Maryland, and described:

BEGINNING FOR THE SAME thereof at a point on the west side of Homewood Avenue (formerly called McKim Street) at the distance of 136 feet southerly from the southwest corner of Homewood Avenue and Hoffman Street and at the southeast corner of a lot of ground leased by George R. Vickers, Jr., Trustee, to James W. Sindall; thence westerly parallel to Hoffman Street and binding on said lot sole leased by the said Vickers to the said Sindall 80 feet to the east side of a 10 foot alley there situated laid out by said George R. Vickers, Jr. parallel to Homewood Avenue leading northerly to Hoffman Street and southerly to a 20 foot alley there situated leading from Homewood Avenue to Proctor alley also laid out by George R. Vickers, Jr., parallel to Preston Street; thence southerly on the eastside of said 10 foot alley and with the use of both of said alleys in common 14 feet, more or less, to the north side of the aforesaid 20 foot alley; thence easterly parallel to Preston Street and binding on the north side of said 20 foot alley 80 feet to Homewood Avenue; and thence northerly on the westside of Homewood Avenue 14 feet, more or less to the place of beginning.

****FOR INFORMATIONAL PURPOSES ONLY****
The improvements thereon being known as: 1308 Homewood Avenue, Baltimore, MD 21202

BEING the same property conveyed to Valley Street Acquisitions LLC, a Maryland limited liability company from Mayor and City Council of Baltimore, a body corporate and a political subdivision of the State of Maryland, acting by and through the Department of Housing and Community Development by Deed dated May 15, 2026 and recorded June 24, 2026 Book 29177, Page 200, in the Land Records of Baltimore City County, MD

Tax ID#: 09-08-1142B-039

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, **Laurel Greilich and Christopher George Duffy, as joint tenants with rights of survivorship**, Grantee, in fee simple.

And the Grantor hereby covenants that will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

Grantor(s) hereby declare and affirm that the property herein described, in the State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

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

Valley Street Acquisitions LLC

By: ReBuild Johnston Square Partners, LLC, its sole member
By: ReBuild Metro, Inc., its sole member
By: Michael Bainum Date: 9/23/2026
By: Michael Bainum, Vice President

STATE OF MD
COUNTY OF Baltimore City

I hereby certify that on this 23 day of September 2026 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael Bainum who acknowledged himself/herself to be the Vice President of the Grantor limited liability company, and that as such officer, being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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

DEVONYA S JONES
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 04-11-2029

Devonya Jones
Notary Public
My commission expires: 04/11/2029

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision, of the undersigned Maryland Attorney.

Attorney Stephen B. Millstein

AFTER RECORDING, PLEASE RETURN TO:

240 MD Deed Corporate

Certified Title Corporation
11459 Cronhill Drive
Suite M
Owings Mills, MD 21117

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2026

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor VALLEY STREET ACQUISITIONS LLC, A MARYLAND LIMITED LIABILITY COMPANY

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1308 HOMEWOOD AVENUE, BALTIMORE, MD 21202

3. Reasons for Exemption

Resident Status

☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☑ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name **Date

Signature

3b. Entity Transferors

Witness/Attest

VALLEY STREET ACQUISITIONS LLC, A MARYLAND L
Name of Entity

By

MICHAEL BAINUM 9/23/2026
Name **Date

VP OF REBUILD METRO INC. SOLE MBR
Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

12/25

BUYER TITLE DOCS

File No. P-26MD5488
Address: 1308 Homewood Avenue, Baltimore, MD 21202

AFFIDAVIT OF

PRIMARY RESIDENCE

THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

1. The undersigned **Laurel Greilich and Christopher George Duffy** are the Owner(s) of residentially improved real property located at **1308 Homewood Avenue, Baltimore, MD 21202.**

2. The undersigned state that the above referenced property will be their principal residence which I/We will occupy that property as my/our principal residence for at least 7 of the 12 months immediately following this conveyance.

Buyer/Borrower:

Laurel Greilich

Christopher George Duffy

State: MD
County: Balto

I, the undersigned, a notary public in and for the jurisdiction aforesaid, do hereby certify that **Laurel Greilich and Christopher George Duffy,** who is known to me, appeared before me on the **23rd day of September, 2026** and acknowledged the foregoing instrument.

Notary Public

[Notary Seal]

My commission expires _____

BRAD ALAN HARRISON
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2026

BUYER TITLE DOCS

File No. P-26MD5488
Address: 1308 Homewood Avenue, Baltimore, MD 21202

AFFIDAVIT OF GRANTEE AS

FIRST-TIME MARYLAND HOME BUYER(S)

The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. Each of the undersigned is a Grantee of residentially improved real property located at 1308 Homewood Avenue, Baltimore, MD 21202.

2. Each of the undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.

The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. Each of the undersigned is a Grantee of residentially improved real property located at **1308 Homewood Avenue, Baltimore, MD 21202**.

2. Each of the undersigned is a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Buyer/Borrower:

Laurel Greilich

Christopher George Duffy

State: MD
County: Baltimore

I, the undersigned, a notary public in and for the jurisdiction aforesaid, do hereby certify that **Laurel Greilich and Christopher George Duffy,** who is known to me, appeared before me on the **23rd day of September, 2026** and acknowledged the foregoing instrument.

Notary Public

[Notary Seal]

My commission expires _____

BRAD ALAN HARRISON
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2026