Legacy Settlement Services, LLC
File No. **2025-10447-NK**
Tax ID# **27-01-5864H-002**

This Deed, made this 23rd day of SEPT., 2025, by and between SoHa Cameo LLC, a Maryland limited liability company, party of the first part, GRANTOR; and The Cube Cowork, LLC, a Maryland limited liability company, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of ONE MILLION SEVEN HUNDRED SIXTY THOUSAND DOLLARS AND 00/100 ($1,760,000.00), 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 to the said The Cube Cowork, LLC, a Maryland limited liability company, their successors and/or assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the southeast side of Harford Road at the distance of 78 feet 6 inches southwesterly from the corner formed by the intersection of the southeast side of Harford Road with the southwest side of Rosekemp Avenue, which place of beginning is at the southwesternmost side of the southwesternmost wall of the frame store and dwelling erected on the lot adjoining to the northeast of the lot of ground now being described; and running thence southwesterly binding on the southeast side of Harford Road 13 feet 11-1/4 inches to the point of curve; thence still southwesterly by a line curing towards the west with a radius of 890 feet 3-3/4 inches for a distance of 24 feet 1-1/4 inches to intersect the second lien of the whole parcel of ground in a deed from John E. Faulkner and wife to Samuel and Jacob H. Jacobson dated the 6th day of February, 1920, and recorded among the Land Records of Baltimore City in Liber S.C.L. No. 3831 folio 65, etc.; and thence southeasterly binding on part of said second line of said whole parcel of ground and parallel with Rosekemp Avenue 161 feet 3 inches to the beginning of the third line of said whole parcel of ground; thence northeasterly binding on part of said third line of said whole parcel of ground 38 feet; and thence for a new line of division northwesterly parallel with Rosekemp Avenue and also parallel with and distance 37 feet 10-1/2 inches northeasterly at right angles from the line herein thirdly mentioned 161 feet 1-1/4 inches to the place of beginning.

The improvements thereon being known as 4709 Harford Road, Baltimore, Maryland - 21214.

Being the same property which by deed dated April 14, 2017, and recorded among the Land Records of Baltimore City, Maryland on June 9, 2017, in Book 19220, in Page 1, was granted and conveyed by SFB, LLC unto SoHa Cameo LLC, a Maryland limited liability company, the Grantor herein.

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 The Cube Cowork, LLC, a Maryland limited liability company, their successors and/or assigns, in fee simple.

And the said party of the first part 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 it warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.