**Keystone Title Settlement Services, LLC**
File No. **56188-26**
Tax ID# **23-10-1079-145**

**This Deed**, made this 26 day of OCTOBER, 2026, by and between **DRB GROUP MID-ATLANTIC, LLC**, a Maryland limited liability company, party of the first part, GRANTOR; and **HANIA HABEEB** and **SAMRANA HABEEB FAKHAR**, siblings, parties of the second part, collectively GRANTEE.

## - Witnesseth -

**That in consideration** of the sum of ONE MILLION TWO HUNDRED SIXTY-SIX THOUSAND FOUR HUNDRED SEVENTY-SIX AND 00/100 DOLLARS ($1,266,476.00), 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 GRANTEE, as JOINT TENANTS, in fee simple, all that lot of ground situate, lying and being in the City of Baltimore, State of Maryland, commonly known as **2802 Ferry Bar Drive, Baltimore, Maryland 21230,** and being more particularly described as follows:

> BEING KNOWN AND DESIGNATED as Lot 145 as shown on that certain plat entitled "2525 INSULATOR DRIVE – MAJOR SUBDIVISION PLAN", and recorded among the Land Records of Baltimore City, Maryland at Plat No. 4446.

BEING the same real estate conveyed unto GRANTOR by a Deed from Insulator Drive, LLC, a Maryland limited liability company, dated November 26, 2025 and recorded January 16, 2026, among the Land Records of Baltimore City, Maryland in Liber 28686, Folio 144.

**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; SUBJECT TO, all of the covenants, easements, rights of way, and restrictions of record applicable thereto, including those attached to this Deed as **Exhibit A**.

**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 GRANTEE, as JOINT TENANTS, 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 warrants specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.