CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
6/17/26 7547 11,435.00
Date Transaction # Amount
Authorized Signature

Keystone Title Settlement Services, LLC
File No. 53839-26
Tax ID# 23-10-1079-139

This Deed, made this 12 day of May, 2026, by and between **DRB GROUP MID-ATLANTIC, LLC**, a Maryland limited liability company, party of the first part, GRANTOR; and **YUSUF IBN SYED WINSTON-BEY**, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of ONE MILLION ONE HUNDRED SIXTY-FIVE THOUSAND ELEVEN AND 00/100 DOLLARS ($1,165,011.00), 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 SOLE OWNER, in fee simple, all that lot of ground situate, lying and being in the City of Baltimore, State of Maryland, commonly known as **2714 Ferry Bar Drive, Baltimore, Maryland 21230,** and being more particularly described as follows: 1079

1079 BEING KNOWN AND DESIGNATED as Lot 139 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 August 29, 2025 and recorded October 14, 2025, among the Land Records of Baltimore City, Maryland in Liber 28426, Folio 50.

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 SOLE OWNER, 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.

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
6/17/26 454719 17,475.16
Date Cash Slip # Amount
Authorized Signature

All taxes for which assessments have been Received have been paid as of this date
6/3/2026
Director of Finance for Baltimore City By