Flynn Title
File No. **2025-7415-MD**
Tax ID # **11-05-0400-006**

AFTER RECORDING, PLEASE RETURN TO:
Martha M. Rothblum
251 West Lafayette Avenue
Baltimore, MD 21217

Title Insurer: First American Title Insurance Company

This Deed, made this 27th day of February, 2026 by and between Min-Jung Cheon, a single woman, party of the first part, Grantor; and Martha M. Rothblum, an unmarried woman, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 ($420,000.00), 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 Martha M. Rothblum, an unmarried woman, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Baltimore City, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED at Lot No. 10 and Lot No. 10-A, Section 1, as laid out and shown on the Plat entitled "Amended Final Subdivision Plan Lafayette Close", which Plat is recorded among the Land Records of Baltimore City in Plat Pocket Folder J.F.C. No. 2073.

The Improvements thereon being known as 251 West Lafayette Avenue.

Being the same property which by deed dated July 21, 2023, and recorded among the Land Records of Baltimore City, Maryland on August 16, 2023, in Liber 26155, in Folio 85, was granted and conveyed by GABRIEL KROIZ AND MIN-JUNG CHEON, AS TENANTS BY THE ENTIRETY unto MIN-JUNG CHEON, SINGLE.

GRANTEES HEREIN ARE PROHIBITED FROM CONVEYING THE PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30-DAY PERIOD, GRANTEES ARE FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN $504,000.00 (120% OF CURRENT CONSIDERATION) UNTIL 90 DAYS AFTER THE DATE OF THIS DEED.THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE PURCHASER.

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 Martha M. Rothblum, an unmarried woman, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

_____(SEAL) _____(SEAL)
Witness Min-Jung Cheon

STATE OF NEW YORK
COUNTY OF NEW YORK

On the 26th day of February, 2026, before me, the undersigned, personally appeared Min-Jung Cheon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Signature and office of individual taking acknowledgment

BOBBIE JEAN DANIEL
Notary Public - State of New York
NO. 01DA0019043
Qualified in New York County
My Commission Expires Dec 23, 2027

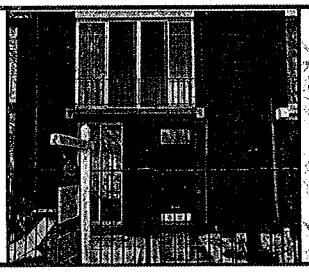
THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

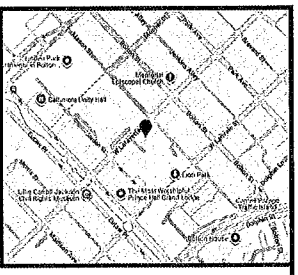
_____ (SEAL)
Greg Flynn

AFTER RECORDING, PLEASE RETURN TO:
Martha M. Rothblum
251 West Lafayette Avenue
Baltimore, MD 21217

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 443.819.3994

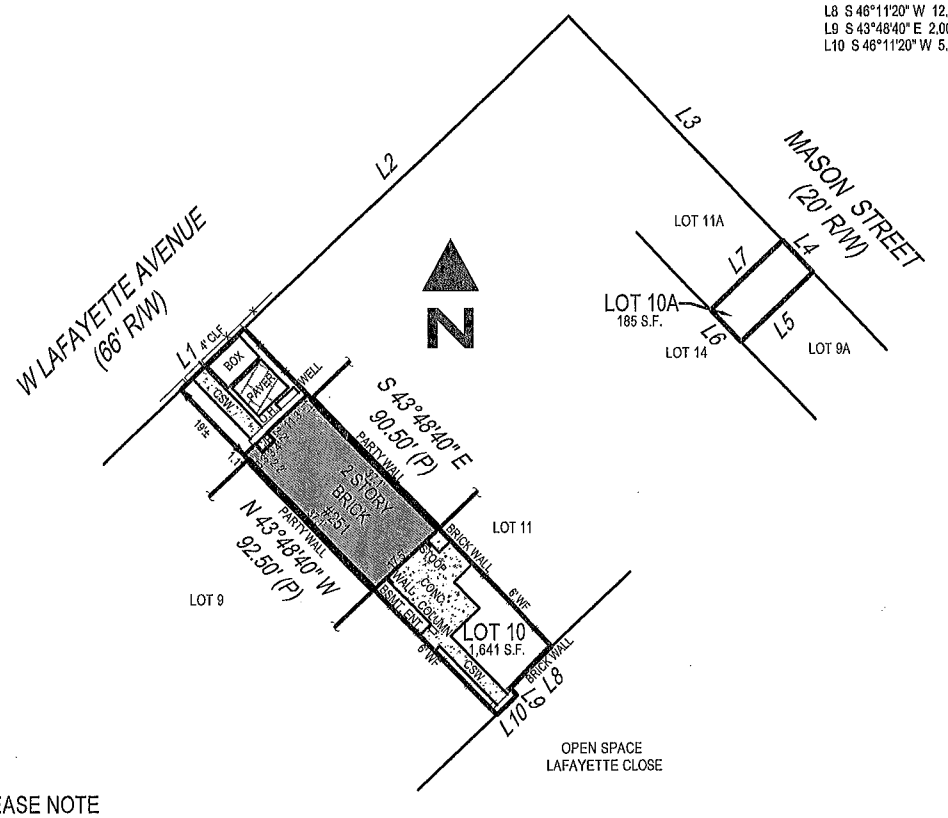




PROPERTY ADDRESS: 251 W LAFAYETTE STREET, BALTIMORE CITY, MARYLAND 21217 **SURVEY NUMBER:** 2512.2605

25122605
LOCATION DRAWING
COUNTY

LINE TABLE:
L1 N 46°11'20" E 18.00' (P)
L2 N 46°11'20" E 91.97' (P)
L3 S 43°37'30" E 63.5' (P)
L4 S 43°37'30" E 9.00' (P)
L5 S 46°11'20" W 20.51' (P)
L6 S 43°48'40" E 9.00' (P)
L7 N 46°11'20" E 20.53' (P)
L8 S 46°11'20" W 12.21' (P)
L9 S 43°48'40" E 2.00' (P)
L10 S 46°11'20" W 5.79' (P)



PLEASE NOTE
Per Maryland State Code, Sec. 09.13.06.06, this House Location Drawing is not to be relied upon to determine property boundaries or the establishment or location of existing or future improvements.

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.
ACCURACY=1'±

SURVEYORS CERTIFICATION:
THE INFORMATION SHOWN HERON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT' IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HEREON.

STATE OF MARYLAND
WILLIAM R. HEBERT
No. 483
PROPERTY LINE SURVEYOR

WILLIAM R. HEBERT
State of Maryland Property Line Surveyor
License Number 483 | Expires 1/14/2027

POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100

SurveySTARS

DATE SIGNED: 12/17/25
FIELD WORK DATE: 12/16/2025
REVISION DATE(S): (REV.0 12/17/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION