Admiral Title LLC dba Admiral Title Group
File No.: **26-142845**
Tax ID No.: **24-07-1935-087**

This Deed, made this **3rd** day of **November, 2026**, by and between **MD1, LLC**, GRANTOR, and **Kai Rian Lennard Johnson and Haley Alicia Johnson, as tenants by the entirety**, GRANTEES.

- Witnesseth -

That in consideration of the sum of Four Hundred Ninety-Nine Thousand And No/100 Dollars ($499,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantees, their heirs, personal representatives and assigns, in Fee Simple, in all that lot of ground situate in the County/City of Baltimore City, State of Maryland, and described as follows, that is to say:

See Exhibit A attached hereto and made a part hereof.

By the execution of this Deed, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Kai Rian Lennard Johnson and Haley Alicia Johnson, as tenants by the entirety, their heirs, personal representatives and assigns, in Fee Simple.

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

Witness the hand and seal of the said Grantor.

WITNESS:

_____

SARAH WASHINGTON

Md1 LLC

BY: _____ Sole member
Matt Riemer, Sole Member

STATE OF MARYLAND

COUNTY OF BALTIMORE

Personally appeared before me, a Notary Public, in and for said county and state, on this 21st day of NOVEMBER, 2026, the within named

_____

NOTARY PUBLIC

Printed Name: SARAH WASHINGTON

My Commission Expires: MARCH 28, 2028

SARAH WASHINGTON
Notary Public - State of Maryland
Baltimore City
My Commission Expires Mar 28, 2028

STATE OF MARYLAND

COUNTY OF BALTIMORE

Personally appeared before me, a Notary Public, in and for said county and state, on this 2nd day of NOVEMBER, 2026, the within named

NOTARY PUBLIC

Printed Name: SARAH WASHINGTON

My Commission Expires: MARCH 28, 2028

SARAH WASHINGTON
Notary Public - State of Maryland
Baltimore City
My Commission Expires Mar 28, 2028

EXHIBIT "A"

Beginning for the same on the east side of Henry Street at the distance of one hundred thirty feet six inches northerly from the corner formed by the intersection of the east side of Henry Street and the north side of Randall Street; and running thence northerly bounding on the east side of Henry Street thirteen feet six inches; thence easterly parallel with Randall Street seventy-six feet to the west side of an alley ten feet wide there situate; thence southerly bounding on said alley, with the use and privilege thereof in common with others thirteen feet six inches; thence westerly parallel with Randall Street seventy-six feet to the place of beginning

(ADDRESS REFERENCE IS FOR INFORMATION PURPOSES ONLY)
The improvements thereon being known as 1513 Henry Street, Baltimore, MD 21230

BEING all and the same lot of ground which by Deed dated 14th of February, 2025, and recorded 7th of April, 2025 among the Land Records of Baltimore City, Maryland, in Book 27845, Page 167, was granted and conveyed by Kathleen E. Hughes unto MD1, LLC, a Maryland limited liability company.

Parcel ID(s): 24-07-1935-087,