Cardinal Title Group, LLC
File No. **MD-26A-4204-MM**
Tax ID # **14-03-0323 005**
Underwriter: **Old Republic National Title Insurance Company**

This Deed, made this 17th day of November, 2026 by and between Bonnie J. Butler and Alvin H. Winters, parties of the first part, Grantors; and Daria Earley, sole owner, party of the second part, Grantee .

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 ($270,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Daria Earley, sole owner, 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 City of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the southwest side of Madison Avenue at the distance of 243 feet easterly from the corner formed by the intersection of the southwest side of Madison Avenue and the southeast side of Presstman Street and running thence southeasterly binding on the southwest side of Madison Avenue 17 feet thence southwesterly parallel with Presstman Street 120 feet more or less to an alley 15 feet wide there situate thence northwesterly binding on the northeast side of said 15 foot alley 17 feet thence northeasterly to the place of beginning.

Bonnie J. Butler and Alvin H. Winters

Being the same property which by deed dated May 23, 1986, and recorded among the Land Records of Baltimore City, Maryland on June 17, 1986, in Liber 901, in Folio 299, was granted and conveyed by Ideal Savings and Loan Association, Incorporated, a Maryland Corporation unto Bonnie J. Butler and Alvin H. Winters.

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 Daria Earley, sole owner, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple.

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

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SIGNATURE PAGE TO IMMEDIATELY FOLLOW

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS Sharonda N. LeBlanc

Bonnie J. Butler (SEAL)

Alvin H. Winters (SEAL)

STATE OF MARYLAND
COUNTY OF Baltimore, to wit:

I hereby certify that on the 10th day of November, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bonnie J. Butler and Alvin H. Winters, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Signature of Notary Public

My Commission Expires: 01-19-30

SHARONDA N LEBLANC
Notary Public - State of Maryland
Baltimore County
My Commission Expires Jan 19, 2030

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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 in Maryland.

Kevin Kistler, Esq.

Cardinal Title Group, LLC
ALTA Universal ID: A45435
9801 Washingtonian Boulevard
Suite 600
Gaithersburg, MD 20878
(703) 896-5005

ALTA Combined Settlement Statement

File #:	MD-26A-4204-MM	**Property**	1908 Madison Avenue Baltimore, MD 21217	**Settlement Date**	11/17/2026
Print Date & Time:	11/16/2026 at 06:07 PM EST	**Buyer**	Daria Earley 1908 Madison Avenue Baltimore, MD 21217	**Disbursement Date**	11/17/2026
CD Agent:	Madysen Masino				
Settlement Location:	101 Bowie Street San Antonio, TX, 78205	**Seller**	Bonnie J. Butler and Alvin H. Winters 9050 Iron Horse Lane Pikesville, MD 21208		
		Lender	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	$270,000.00	Sale Price of Property	$270,000.00	
		Deposit		$2,500.00
		Loan Amount		$309,733.00
$4,350.00		Seller Credit		$4,350.00
		Homestyle Credit		$990.00
		Baltimore/Trolley Tour Program		$5,000.00
		Gift Funds		$6,000.00
		Prorations/Adjustments		
	$1,753.76	City/Town Taxes 11/17/2026 to 07/01/2027	$1,753.76	
$51.24		WATER 10/27/2026 to 11/17/2026		$51.24
		Loan Charges		
		1.201% of Loan Amount (Points) to Ameris Bank	$3,719.89	
		Lender Escrow Repairs to Ameris Bank	$49,313.00	
		Processing Fee to Ameris Bank	$775.00	
		Underwriting Fee to Ameris Bank	$775.00	
		3rd Party Technology/Verification to Ameris Bank	$75.00	
		Appraisal Fee to Reggora Inc ($650.00 POC by Borrower)		
		Appraisal Technology Fee to Reggora Inc ($45.00 POC by Borrower)		
		Construction Inspection Fees to Ameris Reno	$750.00	
		Construction Loan Fee to AMERIS BANK	$550.00	
		Credit Report Fee to XACTUS	$239.00	
		Final Inspection to Ameris Reno	$215.00	
		Flood Certification Fee to Xactus	$4.50	
		Permits and Fees to Ameris Reno	$90.00	
		Tax Service Fee to Transamerica	$70.00	
		Update Fee to Ameris Reno	$150.00	
		Prepaid Interest ($62.38 per day from 11/17/2026 to 12/01/2026)	$873.32	
		Impounds		
		Homeowner's insurance $151.53 per month for 3 mo.	$454.59	
		Property taxes $255.67 per month for 2 mo.	$511.34	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Aggregate adjustment		$151.53
		Government Recording and Transfer Charges		
		Recording Fees	$345.00	
		---Deed: $115.00		
		---Deed of Trust: $115.00		
		---Baltimore Trolley Tour DOT: $115.00		
		Baltimore Trolley Tour Grant Recordation & Transfer to Director of Finance	$100.00	
		Recordation & Transfer to Director of Finance	$600.00	
$1,350.00		Recordation Tax - City (Deed) to Director of Finance	$1,350.00	
		Recordation Tax - City (Mortgage) to Director of Finance	$400.00	
		Simplifile e-Recording Fee (x3) to Simplifile	$21.00	
$2,025.00		Transfer Tax - City (Deed) to Director of Finance	$2,025.00	
$675.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	$675.00	
		Commission		
$9,450.00		Listing Agent Commission to Keller Williams Legacy		
$6,750.00		Selling Agent Commission to SAMSON PROPERTIES		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to Old Republic National Title Insurance Company	$55.00	
		Title - Delivery Fee to Cardinal Title Group, LLC	$50.00	
		Title - Digital Archive Fee to Cardinal Title Group, LLC	$95.00	
		Title - Lender's Title Policy to Old Republic National Title Insurance Company	$1,067.00	
		Title - Processing Fee to Cardinal Title Group, LLC	$250.00	
		Title - Recording Service Fee to Cardinal Title Group, LLC	$40.00	
		Title - Settlement Fee (Buyer) to Cardinal Title Group, LLC	$495.00	
		Title - Title Review Fee to Cardinal Title Group, LLC	$200.00	
		Title - Title Search to Title Write	$485.00	
$25.00		Title - Wire Security Fee to Cardinal Title Group, LLC		
$150.00		Title - Notary Fee to Cardinal Title Group, LLC		
		Title - Notary Fee to Cardinal Title Group, LLC	$200.00	
		Title - Owner's Title Policy to Old Republic National Title Insurance Company	$778.00	
		Miscellaneous		
		Brokerage/Admin Fee to Avira Marie Ventures - TC ($350.00 POC by Others)		
$599.00		Brokerage/Admin Fee to Keller Williams Legacy		
		Brokerage/Admin Fee to SAMSON PROPERTIES	$395.00	
		Lien Certificate: Baltimore City to Cardinal Title Group, LLC	$110.00	
$148.83		Water Balance to Baltimore City Bureau of Revenue Collections		
		Water Bill Escrow to ESCROW	$400.00	
		Homeowner's Insurance Premium to USAA	$1,818.27	
		Property Taxes (12 mo.) to Baltimore City Bureau of Revenue Collections ($2,830.60 POC by Seller)		
		Tax Recapture to Baltimore City Bureau of Revenue Collections	$281.40	

Seller			Buyer	
Debit	Credit		Debit	Credit
$25,574.07	$271,753.76	**Subtotals**	$342,555.07	$328,775.77
		Due from Buyer		$13,779.30
$246,179.69		Due to Seller		
$271,753.76	$271,753.76	**Totals**	$342,555.07	$342,555.07

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Cardinal Title Group, LLC to cause the funds to be disbursed in accordance with this statement.

Daria Earley — 11/17/26 Date

Bonnie J. Butler — Date

Alvin H. Winters — Date

Settlement Agent — Date

Signature Addendum

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Daria Earley — Date

Bonnie J. Butler — 11/16/2026 — Date

Alvin H. Winters — 11/16/26 — Date

Settlement Agent — Date