

Name : 1001 W JOPPA ROAD LLC
Ref :
Deed (w/ Taxes) Recording ST
Fee Amount : \$20.00
NR Tax - lkd : \$0.00
Deed State Transfer Tax :
\$10,000.00
Deed (w Taxes) Surcharge :
\$40.00
Total Amount : \$10,060.00
Transaction Amount : \$10,060.00
01/14/2026 10:30:40 AM - 100
0114280308001005
BALT-03-CLLR

SPECIAL WARRANTY DEED

AFTER RECORDING,
PLEASE RETURN TO:

1/1

Land Services USA, LLC
215 Washington Ave. Suite 707
Towson, MD 21204
File no. MDWC25-6850
Property Address: 1001 Joppa Road, Towson, MD 21286
Tax ID No. 09-22-00-006802

THIS DEED made and entered into on this day 30th of December, 2025, by INSTITUTE OF MISSION HELPERS OF BALTIMORE CITY, a Maryland corporation ("Grantor"), in favor of 1001 W JOPPA ROAD LLC, a Delaware limited liability company ("Grantee").

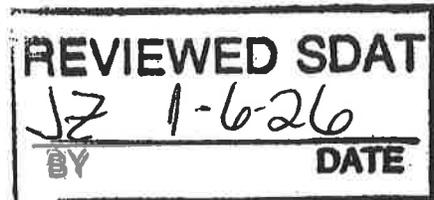
WITNESSETH:

For Three Million Two Hundred Thousand and 00/100 Dollars (\$3,200,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby convey, with Special Warranty, unto Grantee, its successors and assigns, in fee simple, the parcels of land located in Baltimore County, Maryland, described on Exhibit A attached hereto.

TOGETHER with all building, fixtures and other improvements located in or on such parcel of land; and

TOGETHER with all right, title and interest of Grantor in and to any land lying in the bed of any street, road, avenue or alley, open or closed, in front of, adjoining or servicing the above-described real property.

Rescind exemption.



BALTIMORE COUNTY CIRCUIT COURT (Lain Records) JLE 00910 p.u 112 MISA_VE_02_00/10. Date available 1/10/2026. Printed 1/22/2026.

TO HAVE AND TO HOLD all of the aforesaid property (the "Property") unto the use and benefit of Grantee, its successors and assigns, in fee simple forever.

This conveyance is expressly made subject to easements, covenants, conditions and restrictions of record, and the lien for real property taxes not yet due and payable.

GRANTOR HEREBY COVENANTS that it will warrant specially the Property and that it will provide such further assurances as may be requisite.

IN WITNESS WHEREOF, Grantor has caused its duly authorized officer to execute and deliver this Deed as of the date first above written.

GRANTOR:
INSTITUTE OF MISSION HELPERS OF BALTIMORE CITY,
a Maryland Corporation

By: Sister Elizabeth Langmead, President
Name: Sister Elizabeth Langmead, President

STATE OF MARYLAND

COUNTY OF Baltimore, to-wit:

I HEREBY CERTIFY, that on this 30th day of December, 2025, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Sister Elizabeth Langmead, who acknowledged herself to be the President of the INSTITUTE OF MISSION HELPERS OF BALTIMORE CITY, a Maryland Corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission expires:
1/17/27



BALTIMORE COUNTY COURTS (LAW REVISIONS) FILED 05/13/2013 10:58 AM DE_02_001/10. DATE AVAILABLE 11/01/2020. FILED 11/22/2020.

This is to certify that this document was prepared under the supervision of an attorney duly admitted to practice before the Supreme Court of Maryland.


Name: Searle E. Mitnick
Searle E. Mitnick, Esq.

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**MARYLAND
FORM
WH-AR**

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2025

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor INSTITUTE OF MISSION HELPERS OF BALTIMORE CITY

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
1001 JOPPA ROAD, TOWSON, MD 21286

3. Reasons for Exemption

Resident Status As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

INSTITUTE OF MISSION HELPERS OF BALTIMORE CITY
Name of Entity

By Sister Elizabeth Langmead, President

Sister Elizabeth Langmead

12/30/25

Name

**Date

President

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

BALTIMORE COUNTY CLERK (LARRY REBORUS) JLE DUE TO P.U. TO MHA_VE_02_00/10. DATE AVAILABLE 1/10/2020. FINISHED 1/22/2020.

Baltimore City County: Baltimore
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)

4 Consideration and Tax Calculations
Table with columns for Consideration Amount and Finance Office Use Only. Includes rows for Purchase Price/Consideration, Mortgage, Balance of Existing Mortgage, and Total Transfer Tax.

5 Fees
Table with columns for Amount of Fees, Doc. 1, and Doc. 2. Includes rows for Recording Charge, Surcharge, State Recordation Tax, and State Transfer Tax.

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Christina Frankenberg
Firm: Land Services USA, LLC
Address: 215 Washington Avenue, Suite 707
Towson, MD 21204
Phone: (443) 761-6644

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification, Agricultural Verification, Whole Part Tran. Process Verification
Transfer Number, Date Received, Deed Reference, Assigned Property No.:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) LE 50913 p 0117 MSA CE 62 50776 Date available 1/16/2026. Printed 1/20/2026.

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BALTIMORE COUNTY CIRCUIT COURT
RECORDS SECTION
1/16/2026 15:42:49

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