

Taxes Paid \$0.00
 Robert M. Breeding, Treasurer
 CB 01-22-2026

Washington Cty Cir Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00

TOTAL \$60.00
 KRT TR 09:30 am
 Jan 22, 2026

THIS INSTRUMENT WAS

PREPARED BY:

Polsinelli PC

One East Washington St., Suite 1200
 Phoenix, AZ 85004
 Attn: Christina Jutzi

AFTER RECORDING RETURN TO:

Department of Homeland Security
 U.S. Immigration and Customs Enforcement Agency
 500 12th Street SW, Suite 3000
 Washington, DC 20250

Tax Parcel No.: 02-022745

Title Insurer: Chicago Title Company

This instrument is exempt from transfer & recordation taxes per Section 12-108(a)(1) and Section 13-207(a) of the Md. Code.

GENERAL WARRANTY DEED

This General Warranty Deed, made January 16, 2026, by FRIND-Hopewell, LLC, a Delaware limited liability company ("Grantor"), whose street address is 11 Dupont Circle NW, 9th Floor Washington, D.C. 20036, in favor of the United States of America and its assigns; here, the Department of Homeland Security, U.S. Immigration and Customs Enforcement Agency ("Grantee"), whose street address is 500 12th Street SW, Suite 3000, Washington, DC 20250.

WITNESSETH:

That for and in consideration of the sum of ONE HUNDRED TWO MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$102,400,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, in fee simple, with General Warranty, unto said Grantee, that certain property located in Washington County, Maryland, as is

more particularly described on **Exhibit A** attached hereto, together with all rights, title, and interest of Grantor in and to any alleys, streets, ways, strips, or gores abutting or adjoining the land (collectively, the "**Property**"); subject to and with the benefit of all easements, restrictions, agreements, rights of way and reservations of record insofar as the same are now in force and affect the Property.

The acquiring federal agency is the Department of Homeland Security, U.S. Immigration and Customs Enforcement Agency.

TO HAVE AND TO HOLD the Property, together with each and every title, right, privilege, appurtenance and advantage thereunto belonging, or in anywise appertaining, unto and for the use, benefit and behoof of Grantee, its successors and assigns, in fee simple forever.

[signature page follows]

GRANTOR:

FRIND-HOPEWELL, LLC,
a Delaware limited liability company

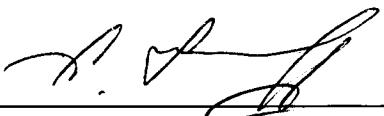
By: 
Name: Brandon Jenkins
Title: Authorized Signatory

COUNTY of District of Columbia

STATE of Washington) ss:

Signed and sworn to before me on the 15th day of January, 2026, by Brandon Jenkins, as Authorized Signatory of FRIND-HOPEWELL, LLC, a Delaware limited liability company, on behalf of the limited liability company.

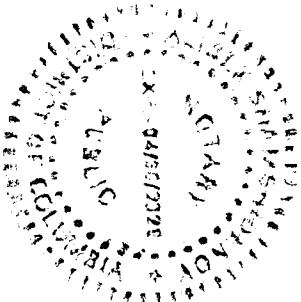
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

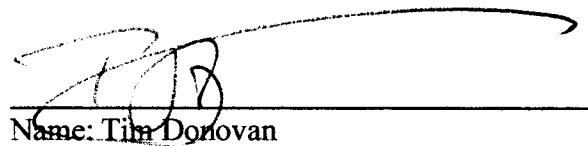
My Commission Expires: 04/30/2029

[Notarial Seal]



[Signature Page to Deed]

This is to certify that the foregoing instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Supreme Court of the State of Maryland.



Name: Tim Donovan

EXHIBIT A

LEGAL DESCRIPTION

All that certain lot or parcel of land together with all improvements thereon located and being in the County of Washington, MD and being more particularly described as follows:

Parcel 57, containing 53.52 acres, more or less, as shown on the plat entitled, "Replat of Lot 2, Preliminary/Final Subdivision of Lot 3, Development Plat of Parcel 57, and Right of Way Dedication for Wright Road for Taylor Farm I, LLC and Taylor Farm II, LLC" and recorded as Plat Nos. 11196-11198, among the Land Records of Washington County, Maryland.

State of Maryland Land Instrument Intake Sheet

 Baltimore City County: WASHINGTON

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		(<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)							
		1 Deed Deed of Trust	Mortgage Lease	Other _____	Other _____				
2 Conveyance Type Check Box		Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms-Length Sale [9]				
3 Tax Exemptions (if applicable) Cite or Explain Authority		Recordation	EXEMPTION SECTION 12-108(a)(1) AND 13-207(a)						
		State Transfer	Deed to the United States of America						
		County Transfer							
4 Consideration and Tax Calculations		Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration		\$ 102,400,000.00		Transfer Tax Consideration			
		Any New Mortgage		\$		X () % = \$			
		Balance of Existing Mortgage		\$		Less Exemption Amount - \$			
		Other: TAXABLE		\$ 0.00		Total Transfer Tax = \$			
		Other:		\$		Recordation Tax Consideration \$			
Full Cash Value:		\$		X () per \$500 = \$					
				TOTAL DUE \$					
5 Fees		Amount of Fees		Doc. 1	Doc. 2	Agent:			
		Recording Charge		\$ 40.00	\$	Tax Bill:			
		Surcharge		\$ 40.00	\$	C.B. Credit:			
		State Recordation Tax		\$ 0.00	\$	Ag. Tax/Other:			
		State Transfer Tax		\$	\$				
		County Transfer Tax		\$	\$				
Other		\$	\$						
Other		\$	\$						
6 Description of Property		District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
			02-022745		0048	0057	(5)		
		Subdivision Name 0000			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4) 53.74 ACRES
		Location/Address of Property Being Conveyed (2) 16220 WRIGHT ROAD, WILLIAMSPORT, MD 21795							
		Other Property Identifiers (if applicable)						Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:				
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:							
If Partial Conveyance, List Improvements Conveyed:									
7 Transferred From		Doc. 1 – Grantor(s) Name(s) FRIND-Hopewell, LLC			Doc. 2 – Grantor(s) Name(s)				
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
8 Transferred To		Doc. 1 – Grantee(s) Name(s) United State of America and its assigns; here, the Department of Homeland Security,			Doc. 2 – Grantee(s) Name(s)				
		New Owner's (Grantee) Mailing Address 500 12th Street, SW, Ste 300 Washington, DC 20250							
9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional) U.S. Immigration and Customs Enforcement Agency			Doc. 2 – Additional Names to be Indexed (Optional)				
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: KRISTINA BUTLER Reference: 202502040MD					<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided		
		Firm Chicago Title Insurance Address: 1500 Whetstone Way, Suite 101 Baltimore, MD 21230 Phone: (410) 230-9582							
11		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
Assessment Information		Yes <input checked="" type="checkbox"/>	No	Will the property being conveyed be the grantee's principal residence?					
		Yes <input checked="" type="checkbox"/>	No	Does transfer include personal property? If yes, identify:					
		Yes <input checked="" type="checkbox"/>	No	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 Transfer Number		Agricultural Verification Date Received:		Whole Deed Reference:		Part Assigned Property No.:			
Year	20	20		Geo.	Map	Sub	Block		
Land			Zoning	Grid	Plat	Lot			
Buildings			Use	Parcel	Section	Occ. Cd.			
Total			Town Cd.	Ex. St.	Ex. Cd.				
REMARKS:									

Space Reserved for County Validation