

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

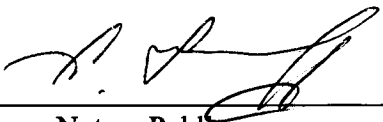
By: 
Name: Brandon Jenkins
Title: Authorized Signatory

COUNTY of District of Columbia

STATE of Washington) ss:

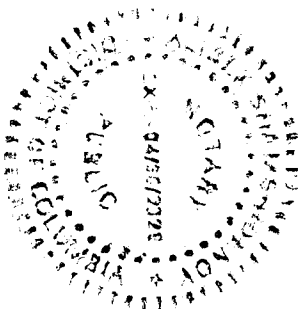
Signed and sworn to before me on the 15th day of January, 2026, by Brandon Jenkins, as Authorized Signatory of FRIND-HOPEWELL, LLC, a Delaware limited liability company, on behalf of the limited liability company.

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



Notary Public

My Commission Expires: 04/30/2029

[Notarial Seal]



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
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable) Cite or Explain Authority

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ 40.00
Surcharge \$ 40.00
State Recordation Tax \$ 0.00
State Transfer Tax \$
County Transfer Tax \$
Other \$
Other \$

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: KRISTINA BUTLER Reference: 202502040MD
Firm Chicago Title Insurance
Address: 1500 Whetstone Way, Suite 101
Baltimore, MD 21230 Phone: (410) 230-9582

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
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.:

REMARKS:

Space Reserved for County Validation