

Recording requested by: TTG Title Group	Baltimore City Circuit Court		City of Baltimore, Maryland	City of Baltimore, Maryland
	IMP FD SURE	\$40.00	Bureau of Revenue Collections	Bureau of Revenue Collections
	RECORDING FEE	\$20.00	Recordation Tax paid \$2,170.00	Transfer Tax Division
	TR TAX STATE	\$597.50	05-23-2025 ABL	Transfer Tax paid \$3,255.00
	TOTAL	\$657.50		05-23-2025 ABL
	XAC LH			
	May 28, 2025	10:25 am		
After Recording Return To:			All taxes for which assessments	
Juan Carlos Fana Tibrey			have been Received have been	
1115 Montpelier Street			Paid as of 05-23-2025 ABL	
Baltimore, MD 21218			Director of Finance	
			Baltimore City	
File Number:	25-100755			
Parcel ID:	09034093 021			

DEED

This DEED, made this 15th day of May, 2025, by and between **Montpelier Homes LLC**, a Maryland Limited Liability Company, (henceforth referred to as “Grantor”), for consideration paid, grant to **Juan Carlos Fana Tibrey**, a single man, (henceforth referred to as “Grantee”),

WITNESSETH, that for and in consideration of the sum total of \$239,000.00, receipt of which is hereby acknowledged, and which the Grantor does grant unto the Grantee, in fee simple, under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said Grantor do grant and convey to the Grantee Juan Carlos Fana Tibrey, a single man the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in the BALTIMORE CITY, MARYLAND and describes as follows:

Beginning for the same on the southernmost side of Montpelier Street, formerly called Madison Street, at the distance of 210 feet southeasterly from the southeast corner of Montpelier and Independence Streets; and running thence northwesterly on Montpelier Street, 30 feet; thence southwesterly at right angles to Montpelier Street, 200 feet, more or less, to Fillmore Street; thence southeasterly on the northernmost side of Fillmore Street, 30 feet; and thence northeasterly, 200 feet more or less, to the place of beginning.

Being the same property conveyed to Grantor’s title recorded on April 25, 2024 in the Baltimore City Recording Office at Book 26837, Page 23.

The improvements are known as 1115 Montpelier Street, Baltimore, MD 21218.

SUBJECT to covenants, easements and restrictions of record.

THAT said land and premises above described are hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or to be made, all title, rights, privileges, appurtenances and advantages thereunto belonging, or appertaining, unto and for the proper use only and benefit forever of said Grantees in fee simple. Grantor hereby covenant to warrant the property hereby conveyed and to execute such further assurances of said land as it may be required or necessary.

In Witness Whereof, Montpelier Homes LLC, a Maryland Limited Liability Company, the said, **Grantor**, hereunto set by hands and seals this 15th day of May, 2025.

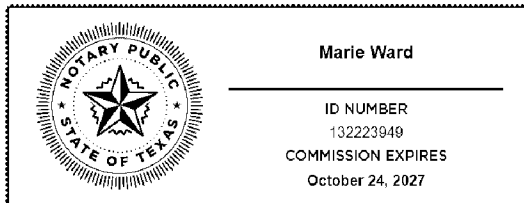
Montpelier Homes LLC, a Maryland Limited Liability Company

By: Leo Hersh
Leo Hersh, Owner

COUNTY OF Brazoria
STATE OF Texas

I hereby certify that on this 15th day of May, 2025 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Leo Hersh, Owner of Montpelier Homes LLC, a Maryland Limited Liability Company, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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

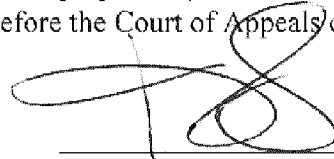


Marie Ward
Notary Public

My Commission Expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.

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 of Maryland.

A handwritten signature in black ink, consisting of a large, stylized 'K' followed by a cursive 'A' and 'TODD'.

Karen A. Todd, Esq.

AFTER RECORDING, PLEASE RETURN TO:

TTG Title Group, LLC

700 Pennsylvania Avenue, 2nd Floor

Washington, DC 20003



CIRCUIT COURT FOR Baltimore, MARYLAND
City/County

Located at 100 North Calvert Street, Room 610, Baltimore, MD 21202
Court Address

**AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)**

1. I, Leo Hersh, am over eighteen years of age and competent to testify.
Name
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an “electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document.”
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

05/15/2025

Date

Leo Hersh

Signature of Affiant

Leo Hersh

Printed Name of Affiant

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 1115 Montpelier Street, Baltimore, MD 21218.
2. The undersigned is first-time Maryland home buyer (defined in §14-104-c(6)(i) as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.



Juan Carlos Fana Tibrey

Or, the undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

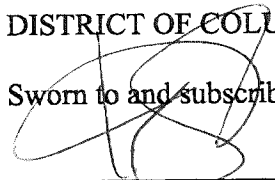
1. The undersigned is Grantee of residentially improved real property located at 1115 Montpelier Street, Baltimore, MD 21218.
2. The undersigned is co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.



Juan Carlos Fana Tibrey

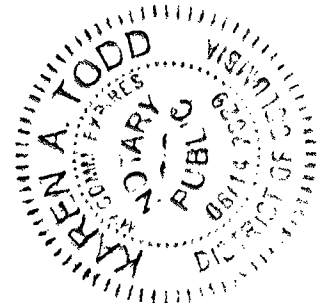
DISTRICT OF COLUMBIA

Sworn to and subscribed before me by Juan Carlos Fana Tibrey on this 16th day of May, 2025.



(SEAL)
Signature of Notary Public

My Commission Expires: 06/14/2029



Owner/Occupant Affidavit:

Pursuant to Section 13-408 Tax Property Article

The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief:

1. That the undersigned is/are the purchaser(s) of the property located at 1115 Montpelier Street,
being residentially improved real property, and being more particularly described as Baltimore City County, Maryland:
And
2. That the undersigned will occupy the herein described property as his/her/their principal residence by actually occupying the residence for at least 7 months of a 12 month period.; and

This affidavit is being executed in order to qualify for and obtain a partial exemption from the applicable County Transfer Tax pursuant to Section 13-408 of the Tax Property Article.

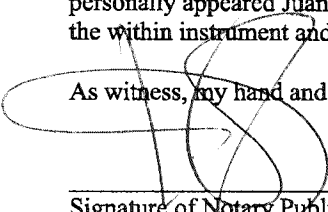
NOTE: All Grantees must sign.

 (SEAL)
Juan Carlos Fana Tibrey

DISTRICT OF COLUMBIA

I hereby certify that on the 16th day of May, 2025, before me, the subscriber, a Notary Public of the jurisdiction aforesaid, personally appeared Juan Carlos Fana Tibrey, 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.

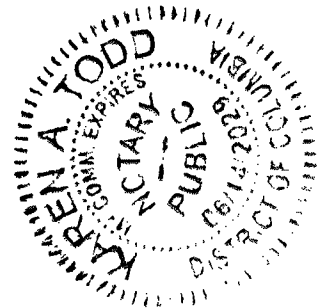
As witness, my hand and notarial seal.



Signature of Notary Public

My Commission Expires: 06/14/2029

Note: This must be signed by the borrower and not by an attorney in fact.



**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 Montpelier Homes LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1115 Montpelier Street, Baltimore, MD 21218

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

Marie Ward
Witness/Attest

Montpelier Homes LLC
Name of Entity

Signature

By

Leo Hersh
Name

05/15/2025
**Date

Owner

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 CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5122 FAX (410) 332-0216

INTAKE SHEET

Instructions: Complete this form and affix it to the front of each and every deed that is being submitted for processing.

Document Detail:

Taxable Conveyance Consideration \$239,000.00

Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason

Include "No Consideration" Affidavit if applicable

Grantor(s) Montpelier Homes LLC

Grantee (s) Juan Carlos Fana Tibrey

Single Property X Multiple Properties _____

(If you check multiple properties, include the first property on this page and all others should be entered on an attached addendum. We do not verify legal descriptions.)

Property Address: 1115 Montpelier Street W/S/B/L 09034093 021

Fee Simple X Leasehold _____ Amount _____

Multiple Deed Transfer Yes _____ No X

Refinance Yes _____ No X Refinance Affidavit Included? Yes _____ No X

Amount of New Loan \$239,000.00 Amount of Existing Loan \$ _____

Eligible for OOC? Yes X No _____ Principal Residence Affidavit Included? Yes X No _____

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 1115 Montpelier Street, Baltimore, MD 21218

(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment \$3,255.00 Recordation Tax Payment \$2,170.00

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

****Important Notice & Affidavit:** If a deed is conveying multiple properties, for example a condominium and a parking space or a property and a "descriptive" lot; then the properties must be clearly identified in the deed and on the intake sheet. In addition, if the properties have their own unique parcel number (block and lot), a lien sheet must be obtained for each and every parcel number. By law, all liens must be satisfied prior to transfer. If a deed has been recorded and subsequently it is found that a parcel was erroneously omitted because it was not clearly identified and/or a lien sheet was not obtained, the undersigned responsible party will be responsible to obtain a lien sheet for each and every omitted property and paying any and all liens/taxes that may be due. Responsible party (i.e. Title Company, attorney, or whoever handled the settlement) must obtain a lien sheet and pay all open liens.

**** I have read and understand the policies regarding the transfer of multiple properties mentioned above.** TR (Initials)

Submitter Info:

Name: Taylor Riley

Firm: TTG Title Group

Address: 700 Pennsylvania Avenue Southeast, Second Floor, Washington, DC 20003

Phone #: (202) 830-0025

E-mail: postclosing@ttgttitle.com