

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,770.00
09-19-2025 TS

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,885.00
TOTAL \$1,945.00
XAC KMW
Sep 22, 2025 12:24 pm

AFTER RECORDING, PLEASE RETURN TO:

Daniel D. Dinh and Leanna L. Huynh
416 Maple Forest Road
Catonsville, MD 21228

All taxes for which assessments
have been Received have been
Paid as of 09-19-2025 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$5,655.00
09-19-2025 TS

File Number: 25-73167DA
Real Estate Tax ID Number: 24-07-1936-008
Title Insurer: First American Title Insurance Company

This Deed, made this 8th day of August, 2025, by and between **JEFFREY C. PLUSEN**
and **ABBY PLUSEN**, GRANTORS, and **DANIEL D. DINH** and **LEANNA L. HUYNH**,
husband and wife, GRANTEES.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Seventy-Seven Thousand
And 00/100 Dollars (\$377,000.00), 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, without conditions as to its delivery, to the said Grantees, Husband and Wife, as
TENANTS BY THE ENTIRETY, the survivor of them, the heirs and assigns of said survivor, in
fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and
described as follows:

BEGINNING FOR THE SAME on the south side of Fort Avenue at the distance
of 226 feet easterly from Covington Street; and running thence easterly on the
south side of Fort Avenue 12 feet; thence southerly parallel with Covington Street
53 feet 11 ½ inches to the northernmost side of Meyers Street; thence westerly
thereon 12 feet ¾ inches; thence northerly parallel with Covington Street 52 feet 9
inches to the place of beginning. The improvements thereon being known as 525
E. Fort Avenue.

BEING the same property conveyed by Deed of Assignment dated June 20, 2007,
and recorded on June 28, 2007, in Liber 9637 at folio 100, among the Land
Records of Baltimore City, Maryland; also being the same property vesting above
grantor with the reversion interest by a Ground Rent Redemption Certificate
being recorded on July 2, 2025 in Liber 28152 at folio 213, among the Land
Records of Baltimore City, Maryland.

Property address: 525 E Fort Avenue, Baltimore, MD 21230

Together With the buildings and improvements thereon erected, made or being; and all and
every right, alley, way, privilege, appurtenance and advantage thereto belonging, or in anywise
appertaining.

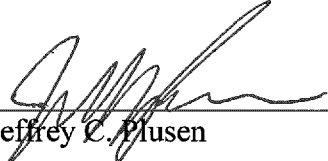
Subject To all covenants, easements, restrictions and rights of ways as contained in deeds and
instruments forming the chain of title to the subject property.

To Have and To Hold the said land and premises above described or 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 Grantees, in
fee simple.

The undersigned Grantors certify that the actual consideration paid or to be paid, including
the amount of any mortgage or deed of trust outstanding, is a total sum of \$377,000.00.

And the Grantors 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.

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



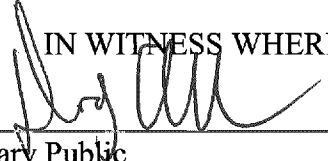
Jeffrey C. Plusen (Seal)



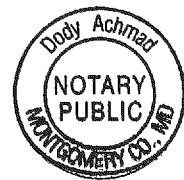
Abby Plusen (Seal)

STATE OF MARYLAND, COUNTY OF BALTIMORE:

I hereby certify that on this 8th day of August, 2025, before me, the undersigned officer, personally appeared Jeffrey C. Plusen, and Abby Plusen, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the within instrument and did so for the purposes therein contained as their act.



Notary Public
My commission expires: _____



Dody Achmad
Notary Public - State of Maryland
Montgomery County
My Commission Expires 01/05/2027

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 Supreme Court of Maryland.



David M. Maged, Attorney

**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 Jeffrey C. Plusen

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
525 E Fort Avenue, Baltimore, MD 21230

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

Jeffrey C. Plusen

8/8/25

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

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.

**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 Abby Plusen

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
525 E Fort Avenue, Baltimore, MD 21230

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

Abby Plusen

8/8/25

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

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.

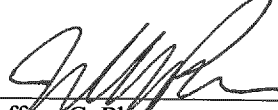
File Number: 25-73167DA

ATTACHMENT TO DEED
BALTIMORE CITY, MARYLAND
TENANT'S RIGHT TO PURCHASE

We, the undersigned, being the Grantors in the within and foregoing Deed concerning above-referenced property, hereby certify under the penalties of perjury, as follows:

The property known as 525 E Fort Avenue, Baltimore, MD 21230, which is located in Baltimore City, Maryland, is not single-family dwelling as defined by Article 13 of the Baltimore City Code.

Witness our hands and seals:

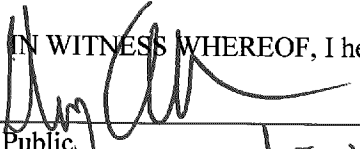
 (Seal)
Jeffrey C. Plusen

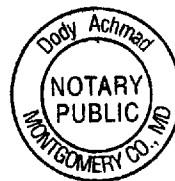
 (Seal)
Abby Plusen

STATE OF MARYLAND, COUNTY OF BALTIMORE:

I hereby certify that on this 8th day of August, 2025, before me, the undersigned officer, personally appeared Jeffrey C. Plusen, and Abby Plusen, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the within instrument and did so for the purposes therein contained as their act.

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


Notary Public
My commission expires: 1.5.2027



Dody Achmad
Notary Public - State of Maryland
Montgomery County
My Commission Expires 01/05/2027

State of Maryland Land Instrument Intake Sheet

☒ Baltimore City ☐ County: _____
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)

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)							
		X	Deed Deed of Trust		Mortgage Lease		Other _____ _____		Other _____ _____
2	Conveyance Type Check Box	X	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							
		State Transfer							
		County Transfer							

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 377,000.00		
		Any New Mortgage	\$	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$	X () % =	\$
		Other:	\$	Less Exemption Amount =	\$
				Total Transfer Tax =	\$
		Other:	\$	Recordation Tax Consideration	\$
				X () per \$500 =	\$
	Full Cash Value:	\$	TOTAL DUE		\$
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$ 20.00	\$	Tax Bill:
		Surcharge	\$ 40.00	\$	
		State Recordation Tax	\$ 3,770.00	\$	
		State Transfer Tax	\$ 1,885.00	\$	C.B. Credit:
		County Transfer Tax	\$ 5,655.00	\$	
		Other	\$	\$	Ag. 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).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map		Parcel No.	Var. LOG	
	24	07-1936-008	9637/100				☐ (5)	
	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
	metes and bounds							
	Location/Address of Property Being Conveyed (2)							
	525 E Fort Avenue, Baltimore, MD 21230							
	Other Property Identifiers (if applicable)					Water Meter Account No.		
	Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:		N/A	
	Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of SqFt/Acreage Transferred: N/A					
If Partial Conveyance, List Improvements Conveyed: N/A								

7 Transferred From	Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
	Jeffrey C. Plusen	
	Abby Plusen	
	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)	Doc. 2 – Grantee(s) Name(s)
	Daniel D. Dinh	
	Leanna L. Huynh	
	New Owner's (Grantee) Mailing Address	
	416 Maple Forest Road Catonsville MD 21228	

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		☒ Return to Contact Person
		Name:	Post Closing Department	
		Firm	Pinnacle Title & Escrow, Inc.	☐ Hold for Pickup
		Address:	51 Monroe Street, Suite 1505	
		Rockville, MD 20850	Phone: ()	☐ Return Address Provided

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER				
	Assessment Information	☐	Yes	☒ No	Will the property being conveyed be the grantee's principal residence?
		☐	Yes	☒ No	Does transfer include personal property? If yes, identify: _____
		☐	Yes	☒ 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		Agricultural Verification		Whole	Part	Tran. Process Verification
Transfer Number		Date Received:		Deed Reference:		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:						



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5139 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 377,000.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason _____
Include "No Consideration" Affidavit if applicable

Grantor (s) Jeffrey C. Plusen and Abby Plusen

Grantee (s) Daniel D. Dinh and Leanna L. Huynh

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

Property Address: 525 E Fort Avenue W/S/B/L 24-07-1936-008

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 _____ Amount of Existing Loan _____

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

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 416 Maple Forest Road, Catonsville, MD 21228

Transfer Tax Payment 5,655.00 Recordation Tax Payment 3,770.00

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

Important Notice: ** Effective July 1, 2014 our office will be enforcing new policies & procedures regarding deeds that are conveying multiple properties. 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 & 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, then the responsible party (title company, attorney, or whoever handled the settlement) will have to obtain a lien sheet and pay all open liens.

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

Submitter Info:

Name: Dody Achmad
Firm: Pinnacle Title & Escrow, Inc.
Address: 51 Monroe Street, Suite 1505, Rockville, MD 20850
Phone #: 301-424-5400
E-mail: dachmad@pinnacletitle.com