

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$1,148.95
 TOTAL \$1,208.95
 XAC ES
 Apr 21, 2026 10:49 am

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$6,893.72
 04-21-2026 SG

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$4,380.00
 04-21-2026 SG

All taxes for which assessments
 have been Received have been
 Paid as of 04-21-2026 SG
 Director of Finance
 Baltimore City

AFTER RECORDING, PLEASE RETURN TO:

2200 DEFENSE HIGHWAY #403

CROFTON, MD 21114

File No. **6029MDF-YC**

Real Estate Tax ID Number: **15-26-2916-001**

Title Insurance – **FIRST AMERICAN TITLE INSURANCE COMPANY**

This Deed of Assignment, made this 31st day of March, 2026,
 by and between **DREAM HOMEZ LLC, A MARYLAND LIMITED LIABILITY**
COMPANY, AS, GRANTOR, and WILLIAM J. HASTINGS AND GABRIEL YD
HASTINGS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETIES, GRANTEE.

- Witnesseth -

That for and in consideration of the sum of **FOUR HUNDRED AND FIFTY-NINE THOUSAND FIVE HUNDRED AND EIGHTY-ONE DOLLARS AND ZERO CENTS (\$459,581.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if, any, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell alienate and convey, without conditions as to its delivery the **LEASEHOLD** interest, to the said Grantee, all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows:

ALL THAT LOT OR PARCEL OF GROUND LOCATED IN THE FIFTEENTH (15TH) ELECTION DISTRICT OF BALTIMORE CITY, MARYLAND AND IS DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME at the corner formed by the intersection of the southwest side of Springdale Avenue and the southeast side of Edgewood Street, thence southeasterly on Springdale Avenue fifty-three feet thence southwesterly parallel with Edgewood Street one hundred fifty feet to the northwest side of a fifteen foot alley there situate, thence northwesterly parallel with Springdale Avenue on said alley with the use thereof to common fifty-three feet to the southeast side of Edgewood Street and thence northeasterly to Edgewood Street one hundred fifty feet to the place of beginning. Subject to the payment of the annual rent of \$120.00 payable half-yearly on the 22nd days of February and August in each and every year.

Being the same property conveyed by Assignment Deed executed by **TORI'S KITCHEN LLC**, on **6/5/2025**, as recorded on **7/8/2025** at Book/Liber **28166**, Page/Folio **436**, in the land records of **BALTIMORE CITY, MARYLAND.**

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.

1052

To Have and To Hold the said described lot of ground and premises to the said Grantee for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of annual rent of \$120.00 payable SEMI-ANNUALLY on the 22ND days of FEBRUARY and AUGUST in each and every year.

And the Grantors hereby covenants 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.

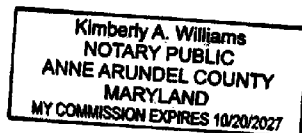
DREAM HOMEZ LLC

By: [Signature]
LAMONT GEORGES, SOLE MEMBER

STATE OF Maryland, COUNTY OF Calvert

I hereby certify that on the 25th day of March, 2026 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared **LAMONT GEORGES**, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and who, in my presence, signed and sealed the foregoing Deed and acknowledged it to be their act and deed, giving oath under penalties of perjury that the consideration recited herein is correct.

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



[Signature]
Notary Public Kimberly A. Williams
My commission expires 10/20/2027

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 the State of Maryland.

[Signature]
CHRISTOPHER P. SUSS, ESQ

PREPARED BY:

CAPITOL TITLE GROUP
2200 DEFENSE HIGHWAY #403
CROFTON, MD 21114

Send Subsequent Tax bills to:

WILLIAM J. HASTINGS AND GABRIEL YD HASTINGS
3417 SPRINGDALE AVENUE,
BALTIMORE, MD 2121

File No.: 6029MDF-YC

Property: 3417 SPRINGDALE AVENUE, BALTIMORE, MD 21216-1443

**AFFIDAVIT OF GRANTEE(S) AS
FIRST-TIME MARYLAND HOME BUYER(S)**
(for use by resident Grantees)

Under the penalties of perjury, the undersigned grantee(s) of the within described property hereby certify that each is a First-Time Maryland Home Buyer, as defined as an individual who has never owned, in the State of Maryland, residential real property that has been the individual's principal residence, who will occupy the property as Grantee's principal residence at least 7 out of 12 months each year.

William Hastings

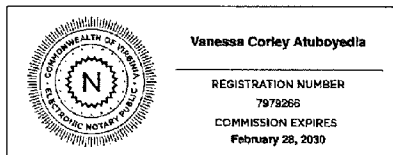
WILLIAM J. HASTINGS

Gabrielyd Hastings

GABRIELYD HASTINGS

STATE OF Virginia
COUNTY OF Loudoun

Subscribed and sworn to before me, a Notary Public in and for the State of Virginia, County of Loudoun, this 31st day of March, 2026.



Notary Public Vanessa Corley Atuboyedla
My Commission expires 02/28/2030

Notarized remotely online using communication technology via Proof.

CITY OF BALTIMORE, MARYLAND
AFFIDAVIT OF PURCHASER REGARDING
EXEMPTION FROM RECORDATION TAX
(Certificate of Owner-Occupied Status)

After being duly sworn, the undersigned Purchaser(s) / Grantee(s) depose and say the following under oath pursuant to Baltimore City Enacted Legislation (Ordinance 04-727) (Effective date 9/1/04):

1. The undersigned is / are the Grantee(s) of real property located at:

3417 SPRINGDALE AVENUE, BALTIMORE, MD 21216-1443

being more particularly described in Baltimore City, Maryland as:

ALL THAT LOT OR PARCEL OF GROUND LOCATED IN THE FIFTEENTH (15TH) ELECTION DISTRICT OF BALTIMORE CITY, MARYLAND AND IS DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME at the corner formed by the intersection of the southwest side of Springdale Avenue and the southeast side of Edgewood Street, thence southeasterly on Springdale Avenue fifty-three feet thence southwesterly parallel with Edgewood Street one hundred fifty feet to the northwest side of a fifteen foot alley there situate, thence northwesterly parallel with Springdale Avenue on said alley with the use thereof to common fifty-three feet to the southeast side of Edgewood Street and thence northeasterly to Edgewood Street one hundred fifty feet to the place of beginning. Subject to the payment of the annual rent of \$120.00 payable half-yearly on the 22nd days of February and August in each and every year.

2. The Purchaser(s)/Grantee(s) hereby swears or affirms under the penalty of perjury that the City of Baltimore property herein conveyed is intended to be used as my/our principal residence by actually occupying the residence for at least seven (7) of the next twelve (12) months immediately after the property is conveyed.
3. This Affidavit is being executed in order to obtain an exemption from the Recordation Tax payable to Baltimore City, Maryland, on the first 22,000.00 dollars of consideration states in an instrument of writing for residential improved owner-occupied real property pursuant to the aforesaid statute.

William Hastings

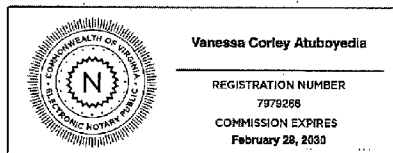
WILLIAM J. HASTINGS

Gabrielyd Hastings

GABRIELYD HASTINGS

Virginia Loudoun

Subscribed and sworn to before me this 31st day of March, 2026.



Vanessa Corley Atuboyedia

Notary Public

My Commission Expires 02/28/2030

Notarized remotely online using communication technology via Proof.

OWNER OCCUPANCY AFFIDAVIT

WILLIAM J. HASTINGS AND GABRIELYD HASTINGS, the Grantees in the within Deed hereby certify under the penalties of perjury as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

As to All

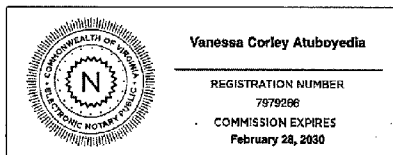
William Hastings
WILLIAM J. HASTINGS

Gabrielyd Hastings
GABRIELYD HASTINGS

STATE OF Virginia, COUNTY OF Loudoun, to wit:

I HEREBY CERTIFY, that on this 03/31/2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **WILLIAM J. HASTINGS AND GABRIELYD HASTINGS**, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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



Vanessa Corley Atuboyedia

Notary Public

My Commission Expires: 02/28/2030

Notarized remotely online using communication technology via Proof.


CIRCUIT COURT FOR BALTIMORE CITY, MARYLAND
City/County
 Located at 111 NORTH CALVERT STREET BALTIMORE MD 21202
Court Address

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

1. I, William J Hastings Gabrielyd Hastings over eighteen years of age and competent to testify.
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 declare under the penalties of perjury that the contents of the foregoing paper is true to the best of my knowledge, information, and belief.

03/31/2026
Date

William Hastings Gabrielyd Hastings
Signature of Affiant
William J Hastings Gabrielyd Hastings
Printed Name of Affiant

**MARYLAND
FORM
WH-AR**

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

2026

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 DREAM HOMEZ LLC

- 2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).
3417 SPRINGDALE AVENUE, BALTIMORE, MD 21216

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

Kimberly A. Williams

DREAM HOMEZ LLC

Name of Entity

By

LAMONT GEORGES

Name

3/25/26
**Date

SOLE MEMBER

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.

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.						
		☒ Deed ☐ Mortgage ☐ Other _____ ☒ Deed of Trust ☐ Lease ☐ _____						
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 _____ State Transfer _____ County Transfer _____						
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only Transfer and Recordation Tax Consideration		
		Purchase Price/Consideration		\$ 459,581.00		Transfer Tax Consideration		
		Any New Mortgage		\$ 474,747.00		X () % = \$		
		Balance of Existing Mortgage				Less Exemption Amount - \$		
		Other:		\$		Total Transfer Tax = \$		
		Other:		\$		Recordation Tax Consideration \$		
		Full Cash Value:		\$		X () per \$500 = \$		
						TOTAL DUE \$		
5	Fees	Amount of Fees		Doc. 1		Doc. 2		
		Recording Charge		\$ 20.00		\$ 20.00		
		Surecharge		\$ 40.00		\$ 40.00		
		State Recordation Tax		\$ 4,380.00		\$ 155.00		
		State Transfer Tax		\$ 1,148.95		\$		
		County Transfer Tax		\$ 6,893.72		\$		
		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	
				/28166/ 00436	0015	0000	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		53X150		001	2916			7,950 SF
		Location/Address of Property Being Conveyed (2)						
		3417 SPRINGDALE AVENUE, BALTIMORE, MD 21216-1443						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential ☒ or Non-Residential ☐		Fee Simple ☐ or Ground Rent ☒		Amount: 120.00		
		Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of SqFt/Acreage Transferred:				
	If Partial Conveyance, List Improvements Conveyed:							
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		DREAM HOMEZ LLC			WILLIAM J. HASTINGS			
					GABRIELDYD HASTINGS			
		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)			
		WILLIAM J. HASTINGS			NAVY FEDERAL CREDIT UNION			
		GABRIELDYD HASTINGS			CRISTINA ZORRILLA AND FRED QUICK			
		New Owner's (Grantee) Mailing Address						
		3417 SPRINGDALE AVENUE, BALTIMORE, MD 21216-1443						
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: 6029MDF-YC					☐ Hold for Pickup	
		Firm: CAPITOL TITLE GROUP					☐ Return Address Provided	
		Address: 2200 DEFENSE HIGHWAY STE. 403 CROFTON, MD 21114 Phone: 410-721-3340						
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:								

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation