

RETURN TO:

TSB TITLE
1215 Cameron Street
Alexandria, VA 22314

FILE NO.: 2026-956

DEED

This Deed made this 15 day of June, 2026, between

**HEATHER NAVE AND KYLE NAVE, HUSBAND AND WIFE, AS
TENANTS BY THE ENTIRETY**

as party of the first part, hereinafter called Grantor, and

**MATTHEW SOLOMON JOHNSON AND JESSICA MICHELLE
JOHNSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

Property Address: 519-521 South Hanover Street, Baltimore, MD 21201

TAX ID #: 22-010-0868-016

WITNESSETH:

That Grantor for and in consideration of the sum of NINE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$900,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and by these presents does grant, bargain, sell, alienate, convey unto the said Grantee, the below described tract or parcel of land more fully and completely described as follows:

**PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

TITLE INSURANCE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TO HAVE AND TO HOLD the said tract or parcel of land, together with all improvements thereupon and the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of said Grantee, forever in **FEE SIMPLE**.

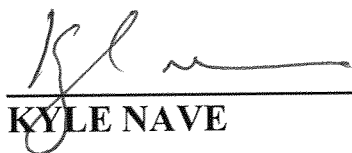
SUBJECT TO covenants, restrictions and easements of record.

AND THE SAID Grantor, for their heirs, executors and administrators, will warrant specially and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS THEREOF, the Grantor has signed and sealed this Deed, on the day and year first written above.

Signed, sealed and delivered in the presence of:


HEATHER NAVE


KYLE NAVE

STATE OF MD.

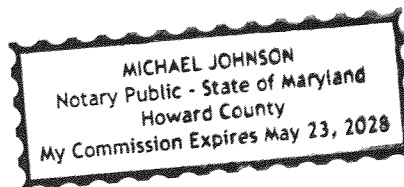
COUNTY OF Baltimore

I hereby certify that on this 15 day of June, 2026, before the subscriber, a Notary Public of the State and County aforesaid personally appeared HEATHER NAVE AND KYLE NAVE known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and did each acknowledge the foregoing Deed to be his/her/their act and deed for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.


Notary Public

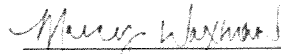
My Comm. Expires: 5/28/28



Send Subsequent Tax bills to:

MATTHEW SOLOMON JOHNSON
JESSICA MICHELLE JOHNSON
519-521 South Hanover Street
Baltimore, MD 21201

I HEREBY CERTIFY that the foregoing document was prepared under the supervision of Marcy Waxman, an attorney duly admitted to practice before the Court of Appeals of the State of MARYLAND.

A handwritten signature in cursive script, appearing to read "Marcy Waxman", is written over a horizontal line.

Name: Marcy Waxman

EXHIBIT A
Legal Description

The Land referred to herein below is situated in **Baltimore City**, State of Maryland and is described as follows:

All that lot of ground situate in Baltimore City in the State of Maryland and described as follows, that is to say:

Being Lot No. 36 as shown on a Plat entitled "Final Subdivision, Lot 11, Inner Harbor West Project" (the "Plat"), which Plat is recorded among the Land Records of Baltimore City, Maryland in Plat Book WA, Folio 2679.

For Information Purposes:

Tax ID No.: 22-010-0868-016

Property Address: 519-521 South Hanover Street, Baltimore, Maryland - 21201-2414.

Being the same property which by deed dated August 15, 2024, and recorded among the Land Records of Baltimore City, Maryland on September 20, 2024, in Liber 27221, in Folio 201, was granted and conveyed by SANFORD M. GOODMAN AND KATHLEEN A. BRADLEY CO-TRUSTEES OF THE SANFORD M. GOODMAN REVOCABLE TRUST DATED SEPTEMBER 28, 2017 AND KATHLEEN A. BRADLEY AND SANFORD M. GOODMAN, CO-TRUSTEES OF THE KATHLEEN A. BRADLEY REVOCABLE TRUST DATED SEPTEMBER 28, 2017 unto HEATHER NAVE AND KYLE NAVE.

**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 Heather Nave

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
519-521 South Hanover Street, Baltimore, MD 21201

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

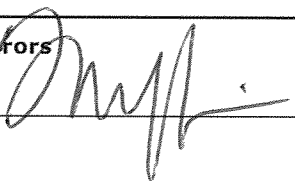


Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

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



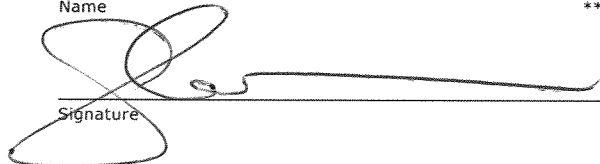
Heather Nave

Name

**Date

6/15/24

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.