

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,090.00
01-17-2026 SS

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$4,965.00
01-17-2026 SS

All taxes for which assessments
have been Received have been
Paid as of 01-17-2026 SS
Director of Finance
Baltimore City

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,655.00
TOTAL \$1,715.00
XAC KMW
Jan 21, 2026 11:04 am

Homesale Settlement Services
File No. **25-14428**

Tax ID # 12 17 3837-075

This Deed, made this 22nd day of December, 2025 by and between Mistic LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Roy C. Watts and Khadijah Saleem, as tenants by the entirety, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED THIRTY ONE THOUSAND AND 00/100 Dollars (\$331,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Roy C. Watts and Khadijah Saleem, as tenants by the entirety, their personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

Beginning for the same on the south side of Lorraine Avenue (formerly Harwood Street) at the distance of 187 feet west from the southwest corner of Barclay Street and Lorraine Avenue and running thence west binding on the south side of Lorraine Avenue 17 feet; thence south parallel with Guilford Avenue 80 feet to the center of a 10 foot alley there situate; thence east binding on the center of said 10 foot alley with the use thereof in common 17 feet and thence north parallel with Guilford Avenue 80 feet to the place of beginning.

The improvements thereon being known as 317 East Lorraine Avenue Baltimore MD

Deed - Individual - File No 25-14428

21218

Tax ID# 12-17-3837-075

Being the same property which by deed dated July 20, 2024, and recorded among the Land Records of Baltimore City, Maryland on February 5, 2025, in Liber 27641, in Folio 487, was granted and conveyed by Valerie Kay Higgs, Personal Representative for the Estate of Bruce A. Higgs who departed this life on or about May 2, 2024 unto Mystic LLC, a Maryland Limited Liability Company.

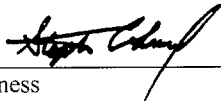
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Subject to any and all covenants, easements, restrictions and other matters of record:

To Have and To Hold the said tract of ground and premises above described and 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 Roy C. Watts and Khadijah Saleem, as tenants by the entirety, their personal representatives, heirs and assigns, in fee simple.

And the said party of the first part hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

 (SEAL)
Witness

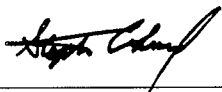
Mistic LLC, a Maryland Limited Liability Company

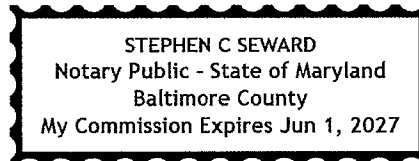
By: *Nimral Seemungal* (SEAL)
Nimral Seemungal, Sole Member

STATE OF MARYLAND
COUNTY OF (or City of Baltimore)
Baltimore

On this 22 day of December, 2025, before me, the undersigned officer, personally appeared Nimral Seemungal, Sole Member of Mistic, LLC, a Limited Liability Company, and that he/she/they, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Sole Member.

In witness thereof I hereunto set my hand and official seal.

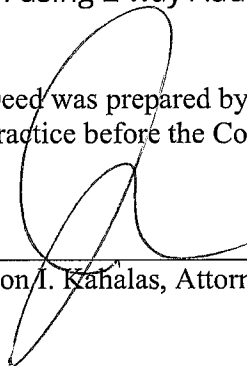

Signature of notary public



Notary Public
My Commission Expires: 6/1/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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.

 (SEAL)
Jason I. Kahalas, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Homesale Settlement Services
1425 Clarkview Road
Suite 800
Baltimore, MD 21209

Deed – Individual – File No 25-14428

**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 InformationName of Transferor Mistic, LLC**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).317 East Lorraine Avenue, 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

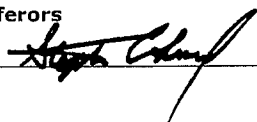
Name

**Date

Signature

3b. Entity Transferors

Witness/Attest


Mistic, LLC

Name of Entity

Nimral Seemungal

By

Nimral Seemungal12/22/2025

Name

**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.

12/23



CIRCUIT COURT FOR Baltimore City, 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, Nimral Seemungal, Sole Member, am 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.

12/22/2025

Date

Nimral Seemungal

Nimral Seemungal, Sole Member

CC-094 (10/2018)

**SELLER'S AFFIDAVIT OF COMPLIANCE WITH BALTIMORE CITY'S TENANT
OPPORTUNITY TO PURCHASE ACT CITY CODE, ARTICLE 13, SUBTITLE 6**

NOTICE: SELLER(S)/LANDLORD(S) MUST FILE THIS AFFIDAVIT AMONG THE LAND RECORDS OF BALTIMORE CITY AND WITH THE COMMISSIONER OF THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

ADDRESS OF RENTAL DWELLING UNIT: 317 East Lorraine Avenue, Baltimore, MD 21218
NAME OF TENANT: None

WARNING: ANY PERSON OR PERSONS WHO VIOLATES ANY PROVISION OF THIS SUBTITLE SHALL BE GUILTY OF A MISDEMEANOR AND, ON CONVICTION, SHALL BE SUBJECT TO A FINE OF UP TO \$1,000 FOR EACH VIOLATION.

THE UNDERSIGNED SELLER(S)/LANDLORD(S) UNDER PENALTIES OF PERJURY AND BY VIRTUE OF THEIR INITIALS AS INDICATED BELOW, STATES AS FOLLOWS:

OPTION 1.) _____ (initials) (TO BE USED IF THE TENANT RESPONDED TO AN OFFER OF SALE) THE ABOVE-NAMED TENANT, BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY §6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, BEING SENT NOTICE ON _____ [DATE OF NOTICE], HAS FAILED TO ENTER INTO A CONTRACT TO PURCHASE SAID PROPERTY IN THE MANNER AND TIME PROVIDED BY SUBTITLE 6 OF ARTICLE 13 OF THE BALTIMORE CITY CODE; AND

(ADD IF APPLICABLE) NOTICE PURSUANT TO § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE WAS SUBSEQUENTLY SENT TO SAID TENANT ON _____ (DATE OF MAILING), AND TO THE COMMISSIONER FOR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND TENANT SUBSEQUENTLY FAILED TO CONTRACT TO PURCHASE THE ABOVE REFERENCED PROPERTY IN LIEU OF _____ (NAME OF PURCHASER) WITHIN THE PERIOD OF TIME PROVIDED BY SAID § 6-8, THAT PERIOD BEING 7 DAYS*; OR

OPTION 2.) _____(initials) THE ABOVE-NAMED TENANT BEING THE
TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED
IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF
ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT _____(DATE OF
MAILING), HAS NOT ENTERED INTO A CONTRACT FOR SALE**. OR

* This Option is for situations in which the Landlord/Seller has sent the initial Offer of Sale to the Tenant and the Tenant has submitted their written Statement of Interest to the Landlord expressing their interest in purchasing the rental dwelling unit, but has failed to enter into a contract in the second fourteen (14) day period following receipt of the initial Offer of Sale; or there has been a material change as defined by §6-8 (D) requiring a new Offer of Sale and the Tenant has not responded with their written Statement of Interest in the seven (7) days following receipt of the new Offer of Sale.

****OPTION 2** is for situations in which the Landlord/Seller has sent the initial Offer of Sale to the Tenant, and the Tenant has not responded within the required fourteen (14) day period following the offer of sale with a written Statement of Interest and/or has not entered into a Contract of Sale in the second fourteen (14) day period following receipt of the initial Offer of Sale.

OPTION 3.) _____(initials) THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT _____(DATE OF MAILING), HAS GRANTED A WAIVER OF THE REQUIREMENTS OF ARTICLE 13, SUBTITLE 6 IN ACCORDANCE WITH § 6-15 OF ARTICLE 13 OF THE BALTIMORE CITY CODE FOR VALUABLE CONSIDERATION; OR

OPTION 4.) *NS* _____(initials) THE CURRENT TRANSFER IS AN EXEMPT TRANSFER PURSUANT TO § 6-3 OF ARTICLE 13 OF THE BALTIMORE CITY CODE.

OPTION 5.) _____(initials) THE PROPERTY IS NOT A SINGLE FAMILY RESIDENTIAL RENTAL DWELLING UNIT AS DEFINED BY §6-2 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, OR 202.2.22.24 OF THE BALTIMORE CITY BUILDING CODE, OR IS OCCUPIED BY THE UNDERSIGNED AS A PRINCIPAL RESIDENCE AND NOT RENTED IN WHOLE OR IN PART TO THIRD PARTIES.

WITNESS

AFFIANT/SELLER/LANDLORD:
Mistic LLC, a Maryland Limited Liability Company

By: *Nimral Seemungal*
Nimral Seemungal, Sole Member

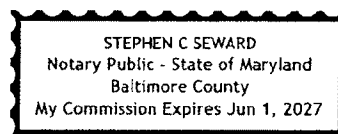
STATE OF MARYLAND
COUNTY OF (or City of Baltimore)
Baltimore

On this 22 day of December, 2025, before me, the undersigned officer, personally appeared Nimral Seemungal, Sole Member of Mistic, LLC, a Limited Liability Company, and that he/she/they, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Sole Member.

In witness thereof I hereunto set my hand and official seal.

Stephen C. Seward

Signature of notary public



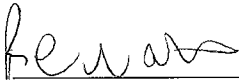
Notary Public
My Commission Expires: 6/1/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

We, Roy C. Watts and Khadijah Saleem, do hereby certify and affirm
under the penalties of perjury that we have purchased property in the City of Baltimore, Maryland, known
as 317 East Lorraine Avenue, Baltimore, MD 21218 and that we will occupy that property as our principal
residence for at least 7 of the 12 months immediately following this conveyance.



Roy C. Watts



Khadijah Saleem

STATE OF MARYLAND
COUNTY OF , to wit:

BALTIMORE

I hereby certify that on the 22 day of DECEMBER, 2025, before me, the subscriber, a Notary Public of
the State of Maryland, in and for the County aforesaid, personally appeared Roy C. Watts, Khadijah
Saleem and , 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:

