

Recordation Tax Paid

Legacy Settlement Services, LLC
File No. **2025-10124-PS**
Tax ID # **26-02-6482-004**
Underwriter: **WFG National Title Insurance Company**

Date	Transaction #	Amount
3/26/25	25006217	\$6280.00

Authorized Signature

This Deed, made this 20th day of March, 2025, by and between Qiaqia Charlotte Wu, party of the first part, Grantor; and John Troy Bryan, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 (\$650,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said John Troy Bryan, as sole owner, his assigns, the survivor of him and the survivor's heirs, personal representatives 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 Elliott Street at the distance of 100 feet westerly from the southwest corner of Elliott and Clinton Streets and running thence westerly binding on the south side of Elliott Street 16 feet, thence southerly parallel to Clinton Street and along the easternmost end of a 10 foot alley there situate 85 feet, thence easterly parallel to Elliott Street 16 feet and thence northerly parallel to Clinton Street 85 feet to the place of beginning.

The improvements thereon being known as 3231 Elliott Street, Baltimore, Maryland - 21224.

Being the same property, which by Deed dated August 27, 2021, and recorded among the Land Records of Baltimore City, Maryland on November 23, 2021, in Book 23928, at Page 77, was granted and conveyed by SHARON LESSARD unto QIAQIA CHARLOTTE WU, the Grantor herei.

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.

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 John Troy Bryan, as sole owner, his assigns, the survivor of him and the survivor's heirs, personal representatives and assigns, in fee simple.

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

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division

3/26/25	Transfer Tax Paid	\$9730.00
Date	Cash Slip #	Amount
Received of _____ Authorized Signature		

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BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 27840-0-02661-USA-CF-164-20257-Data

Received have been paid as of this date

Director of Finance of Baltimore City By

Herpes Zoster

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

WITNESS

Qiaqia Charlotte Wu (SEAL)

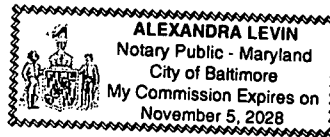
STATE OF MARYLAND}

CITY/COUNTY OF Baltimore City, to wit:}

I hereby certify that on this 20th day of March, 2025, before me, the subscriber, a Notary Public of the State and the City/County aforesaid, personally appeared Qiaqia Charlotte Wu, 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.

Notary Public



My Commission expires: Nov. 5, 20 28.

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.

Jeffrey S. Yablon, Esq. (SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Legacy Settlement Services, LLC
2936 O'Donnell Street
Baltimore, MD 21224

**MARYLAND
FORM
WH-AR**

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

2025

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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 Qiaqia Charlotte Wu

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

3231 Elliott Street, Baltimore, MD 21224

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

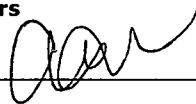


Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

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



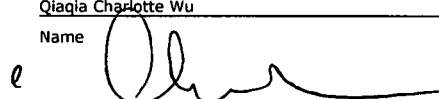
Qiaqia Charlotte Wu

Name

3/20/25

**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.

Owner/Occupant Affidavit:

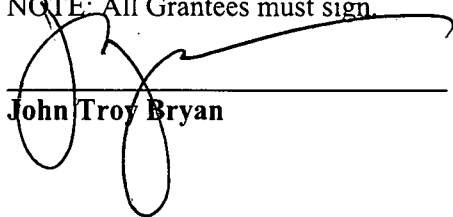
Pursuant to Section 13-408 Tax Property Article

The undersigned states 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 3231 Elliott 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.

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.

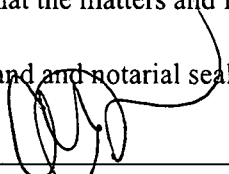

John Troy Bryan

STATE OF MARYLAND

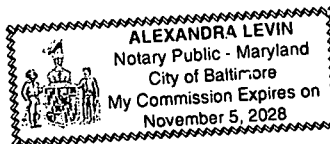
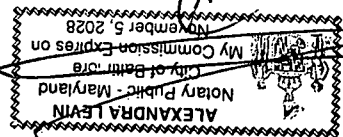
CITY/COUNTY OF Baltimore City, to wit:

I hereby certify that on this 21st day of March, 2025 before me, the subscriber, a Notary Public of the State of Maryland, in and for the City/County aforesaid, personally appeared **John Troy Bryan**, known to me or satisfactorily proven to be the person(s) whose name(s) is/are 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: Nov. 5, 2028



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**AFFIDAVIT OF GRANTEE(S) AS
FIRST-TIME MARYLAND HOME BUYER(S)**

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

1. The undersigned is Grantee of residentially improved real property located at 3231 Elliott Street, Baltimore, MD 21224.
2. The undersigned is first-time Maryland home buyer. MD Real Property Code §14-104 defines a first-time Maryland home buyer as: 1. "an individual who has never owned in the State residential real property that has been the individual's principal residence"; and, 2. the residence will be occupied by the Grantee(s) as their principal residence.

John Troy Bryan

OR

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

1. The undersigned is Grantee of residentially improved real property located at 3231 Elliott Street, Baltimore, MD 21224.
2. The undersigned is co-maker or guarantor of the Purchase Money Deed of Trust/Mortgage on the property as defined in §12-108(i) of the Tax Property Article and will not occupy the property as Grantee's principal residence.

John Troy Bryan

STATE OF MARYLAND

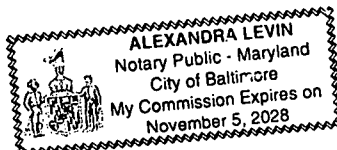
CITY/COUNTY OF Baltimore City to wit:

I hereby certify that on this 21st day of March, 2025 before me, the subscriber, a Notary Public of the State of Maryland, in and for the City/County aforesaid, personally appeared **John Troy Bryan**, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and made oath in due form of law that the matters and facts set forth are herein are true.

As witness, my hand and notarial seal.

[Signature]
Signature of Notary Public

My Commission expires: Nov-5, 2028



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4013

6482 ^{MG}

1040
20
1625

LR - Deed (w Taxes) 5120.00
Recording only 5120.00
Name: Djaqia C WU/
John T Bryan
Ref: 3231 Elliott
Street
LR - Deed (with Taxes) 40.00
Surcharge
LR - Deed State
Transfer Tax 1,625.00
LR - MR Tax - 1kd 0.00
Subtotal: 1,685.00
Total: 1,745.00
03/27/2025 01:30
CC24-DB
#18795541 CC0801 -
Baltimore City
Mitche11/CC08.01.04 -
Register 04