

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,980.00
04-07-2026 ABL

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$6,299.85
04-07-2026 ABL

All taxes for which assessments
have been Received have been
Paid as of 04-07-2026 ABL
Director of Finance
Baltimore City

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,049.98
TOTAL \$1,109.98
XAC KW
Apr 07, 2026 03:12 pm

THIS DEED

Made this 19th day of March, 2026, by and between **NVR, Inc., a Virginia Corporation**, ("Grantor(s)"), and **Kasra Makhmalbaf**, ("Grantee(s)").

WITNESSETH:

THAT for and in consideration of the sum of FOUR HUNDRED NINETEEN THOUSAND NINE HUNDRED NINETY AND NO/100 DOLLARS (\$419,990.00), receipt of which is hereby acknowledged the Grantor(s) do/does grant, bargain, sell and convey to said Grantee(s), in fee simple, as sole owner, the following land and premises situate in Baltimore City, State of Maryland, and known and described as:

Lot 117, as shown and set out on a Plat entitled "1st Amended Final Subdivision Plan, MADISON PARK Lots 1 & 2, Block 3434" recorded among the Land Records of Baltimore City, Maryland in Plat XAC No. 4471.

"The Lot conveyed herein is subject to a lien for Water and Sewer Facilities Charges for Madison Park North imposed by Madison Park North LLC, and its successors and assigns, pursuant to an Declaration of Covenants and Lien for Private Water and Sewer Facilities Charges for Madison Park North dated December 1, 2023, recorded among the Land Records of Baltimore City, Maryland in Liber 26558, folio 263 ("Declaration"), which Declaration provides that certain lots and dwelling units in the subdivision are subject to a lien and covenant running with the land as a general uniform plan of development in the amount of \$350.00 per year for a total dollar amount of \$14,000.00 over the 40 year term for the Lots, which covenants and liens last for forty (40) years or more with respect to each Lot (until all forty (40) annual installment payments of the Water and Sewer Facilities Charges applicable to such Lot shall have been paid in full). All grantees, their successors and assigns, are bound by said Declaration. This is not a charge for water and wastewater usage and disposal, which utility services are billed directly by any governmental authority to the owner of the property.

NOTICE TO PURCHASERS OF REAL ESTATE

This property is subject to a fee or assessment which purports to cover or defray the cost of installing or maintaining during construction all or parts of the public water or wastewater facilities constructed by the developer of the subdivision or its assignee. This fee or assessment is specified below and payable, as provided for in the Declaration, to Madison Park North LLC (hereinafter called "Lienholder") named below at the address specified below until the payment of forty (40) full annual assessments of Water and Sewer Facilities Charges after Commencement Date (as that term is defined in the Declaration). A prepayment of all or part of the Charges shall be without penalty and shall be determined by discounting the annualized payments at an interest rate of six percent (6.0%) to determine its equivalent present worth, such prepayment may be ascertained by contacting the Lienholder. This fee or assessment is a contractual obligation between the Lienholder and each owner of this property and is not in any way a fee or assessment by any governmental authority.

Annual Assessment:

Term:

Total:

Lienholder:

Address:

\$350.00

Forty (40) years and
Forty (40) annual assessments

\$14,000.00, plus any Enforcement Costs

(defined by the Declaration)
Madison Park North LLC, its successors and
assigns
One South Street, Suite 2800
Baltimore, Maryland 21202
(or as reflected by any recorded assignment or
subsequently revised by Lienholder from time to
time)

The Owner will be billed annually, in writing, setting forth the amount due, the remaining term, and the total balance. If the right to collect all or part of the above fee or assessment is assigned and State or local laws requires notice of such assignment, the Owner shall be notified, in writing, of the full name and address of the assignee, the date of the assignment, and of any additional information required by applicable law."

BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 28343, PAGE 405.

PROPERTY ADDRESS: 833 Lennox Street, Baltimore, MD 21217

TAX ID NO.: 13 - 11 - 3434 - 117

Grantor(s) Address: 7080 Samuel Morse Drive, Ste 100
Columbia, MD 21046

Grantee(s) Address: 833 Lennox Street
Baltimore, MD 21217

Title Insurer: Stewart Title Guaranty Company

(I), (We), the undersigned Grantee(s) do hereby certify, under penalties of perjury, that the herein-described property is improved for residential purposes and that (I), (We), the undersigned Grantee(s) is/are the owner(s) and occupant(s) of the subject property, and as such are entitled to any applicable state/county transfer and/or recordation tax exemption. Additionally, the subject property is intended to be used as my/our principal residence by actually occupying the residence for at least 7 of the next 12 months and as such are entitled to any applicable transfer and/or recordation tax exemption.



Kasra Makhmalbaf

TOGETHER with all improvements thereupon and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereunto. **SUBJECT** to all covenants and restrictions of record. **TO HAVE and to hold** the property hereby conveyed unto the said Grantee(s), his (her, their) personal representatives, heirs, successors and assigns, in fee simple, forever.

THE Grantor(s) covenants to warrant specially the property hereby conveyed and to execute such further assurances of said property as may be requisite.

IN TESTIMONY WHEREOF, the Grantor(s) has/have caused this Deed to be duly executed on its behalf by its duly authorized Vice President, as the act and deed of the corporation.

WITNESS/ATTEST:

Danielle Barksdale

NVR, Inc., a Virginia Corporation

BY: Janelle Hall
Janelle Hall,
Vice President

STATE OF MARYLAND

COUNTY OF Howard ss:

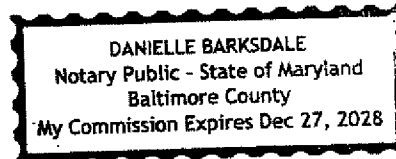
I HEREBY CERTIFY that on this 11th day of March, 2026, before me, the undersigned officer, personally appeared Janelle Hall who acknowledged herself to be a Vice President of NVR Inc., a Virginia Corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by herself as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation, and further certified under penalties of perjury that the Grantor is a resident entity of the State of Maryland as defined in COMAR 03.04.12.02B (11).

WITNESS my hand and Notarial Seal.

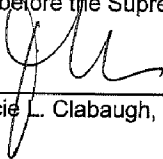
Danielle Barksdale
NOTARY PUBLIC
My Commission Expires: 12-27-2028

Return To:
NVR Settlement Services of Maryland, Inc.
7080 Samuel Morse Drive, Suite 100
Columbia, MD 21046

CDS No.: BB2555



THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Supreme Court of Maryland.



Tracie L. Clabaugh, Esq.

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

The undersigned state(s) under oath that the following statements are true and correct to the best of (his)(her)(their) knowledge, information and belief:

- 1.) The undersigned is/are a Grantee(s) of residentially improved real property located at : 833 Lennox Street, Baltimore, MD 21217 , and legally described as Lot 117, Block , in the subdivision of MADISON PARK, in Baltimore City County, Maryland.
- 2.) The undersigned is/are a first-time Maryland home buyer(s), defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence, who will occupy the property as Grantee's principal residence.



Kasra Makhmalbaf

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of Howard, this 19 day of Mar, 2025



Notary Public

My Commission Expires:

CURTIS MACKEY
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
MY COMMISSION EXPIRES AUGUST 11, 2028

OWNER OCCUPANCY AFFIDAVIT

The undersigned each state under the penalties of perjury that the contents of this document are true to the best of the knowledge, information and belief of the individual making this statement as follows:

PURSUANT TO THE PROVISIONS OF APPLICABLE STATE, COUNTY AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, THE UNDERSIGNED GRANTEE HEREBY MAKES OATH THAT THE RESIDENCE ON THE PROPERTY DESCRIBED IN THIS DEED (833 LENNOX STREET, BALTIMORE, MD 21217, APN NO. 13 - 11 - 3434 - 117, TAX ID NO.) WILL BE OCCUPIED BY THE UNDERSIGNED GRANTEE AS THE PRINCIPAL RESIDENCE OF THE GRANTEE FOR AT LEAST 7 OF THE 12 MONTHS FOLLOWING THIS CONVEYANCE.

AS WITNESS OUR HANDS AND SEALS DATED THIS 19 DAY OF Mar 2020


Kasra Makhmalbaf

STATE OF MARYLAND

COUNTY OF Howard

Personally appeared before me, a Notary Public, in and for said county and state, on this 19 day of Mar, 2020 the within named Kasra Makhmalbaf known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and who acknowledges that he/she/they (strike one) executed the same for the purposes therein contained.



NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____

CURTIS MACKEY
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
MY COMMISSION EXPIRES AUGUST 11, 2028

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.) <table><tr><td>☒ Deed</td><td>☐ Mortgage</td><td>☐ Other _____</td><td>☐ Other _____</td></tr><tr><td>☒ Deed of Trust</td><td>☐ Lease</td><td>☐ _____</td><td>☐ _____</td></tr></table>							☒ Deed	☐ Mortgage	☐ Other _____	☐ Other _____	☒ Deed of Trust	☐ Lease	☐ _____	☐ _____
☒ Deed	☐ Mortgage	☐ Other _____	☐ 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)		Recordation														
	Cite or Explain Authority		State Transfer														
			County Transfer														
4	Consideration and Tax Calculations		Consideration Amount				Finance Office Use Only										
Purchase Price/Consideration				Transfer and Recordation Tax Consideration													
Any New Mortgage				Transfer Tax Consideration													
Other				X ()% = \$													
Other:				Less Exemption Amount - \$													
Other:				Total Transfer Tax = \$													
Other:				Recordation Tax Consideration \$													
Other:				X () per \$500 = \$													
Full Cash Value:				TOTAL DUE				\$									
5	Fees		Amount of Fees		Doc. 1		Doc. 2		Agent:								
Recording Charge			\$60.00		\$60.00		Tax Bill:										
Surcharge			\$0.00		\$0.00		C.B. Credit:										
State Recordation Tax			\$3,980.00		\$0.00		Ag.Tax/Other:										
State Transfer Tax			\$1,049.98		\$0.00												
County Transfer Tax			\$6,299.86		\$0.00												
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							
			13 - 11 - 3434 - 117	Book 28343, Page 405					☐ (5)								
Subdivision Name				Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq Ft/Acreage (4)									
MADISON PARK				117			/										
Location/Address of Property Being Conveyed (2)																	
833 Lennox Street, Baltimore, MD 21217																	
Other Property Identifiers (if applicable)																	
Water Meter Account No.																	
Residential ☒ or Non Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:																	
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)										
NVR, Inc., a Virginia Corporation				Kasra Makhmalbaf													
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)										
Kasra Makhmalbaf				NVR Mortgage Finance, Inc.													
New Owner's (Grantee) Mailing Address																	
833 Lennox Street, Baltimore, MD 21217																	
9	Other Names To Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)										
				NVR Mortgage Finance, Inc.													
10	Contact/Mail Information		Instrument Submitted By or Contact Person						☐ Return to Contact Person								
Name: Curtis Mackey						☐ Hold for Pickup											
Firm: NVR Settlement Services of Maryland, Inc.						☒ Return Address Provided											
Address: 7080 Samuel Morse Drive, Suite 100, Columbia, MD 21046																	
Phone: (703)649-2600																	
11			IMPORTANT: BOTH THE ORIGINAL 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 the transfer include personal property? If yes, identify: _____												
			☐ Yes	☒ No	Was property surveyed? If yes, attach a 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						Geo.		Map		Sub							
Land						Zoning		Grid		Plat							
Buildings						Use		Parcel		Section							
Total						Town Cd.		Ex. St.		Ex. Cd.							
REMARKS:																	