



Old Republic National Title Insurance Company

MD-STATUTORY NOTICE AND ACKNOWLEDGEMENT

File #: 13-2026-5898

Borrower(s): Brandon M. Butt

Property Address: 617 N. Robinson Street, Baltimore, MD 21205

Lender's Policy: \$ _____ Owner's Policy: \$ 479.52

Lender to be insured: _____

Name of Title Insurance Company: Old Republic National Title Insurance Company

With respect to the real estate transaction involving our purchase of the above property and the making of a purchase money mortgage by us on the property and in accordance with Insurance Article §22-103 of the Annotated Code of Maryland as amended, we have been notified by our settlement agent of the following:

1. The Lender in the captioned transaction has requested a loan policy of title insurance to be issued by Old Republic National Title Insurance Company under which the Lender will be insured as mortgagee of this property. The policy issued to the Lender will be for the amount of the mortgage.
2. We as buyers of the property have a right to obtain simultaneous title insurance, an owner's policy, issued in our favor. The owner's policy, if issued, will be in the full amount of the purchase price we paid for the property. The additional cost for obtaining an owner's policy of title insurance is set forth below and has been disclosed to us by the settlement agent.
3. We understand that the Title Insurance Commitment or Sample of the Form Policy into which the contingencies and conditions for insuring will be inserted:
 - a. does constitute a statement of the terms and conditions on which the title insurer is willing to issue its policy of title insurance if the tile insurer accepts a premium for the policy;
 - b. is not a representation as to the state of title; and
 - c. does not constitute an abstract of title.
4. There are two separate and distinct forms of owner's policies of title insurance available for our purchase:
 - a. ALTA Owner's Policy of Title Insurance (basic).
 - b. ALTA Homeowner's Policy of Title Insurance (enhanced).Either owner's policy when issued will be subject only to contingencies and conditions contained in the title insurance binder or commitment which has been provided to us. We have the right to review a sample of each form of owner's policy in which said contingencies and conditions will appear.
5. The policy described at 4.a. above will be issued at the Company's regular current rates for an owner's policy. The cost for an ALTA Owner's Policy of Title Insurance and simultaneously issued lender's policy is detailed in OPTION 1 below. The ALTA Homeowner's Policy which gives extended coverage of certain matters will be issued for an additional premium. The cost for an ALTA Homeowner's Policy of Title Insurance and simultaneously issued lender's policy is detailed in OPTION 2 below.
6. Either owner's policy of title insurance will be effective upon payment of the additional premium described and upon the delivery and recordation of the Deed from the seller to buyer.

WE HEREBY ACKNOWLEDGE receipt of this Notice prior to the disbursement of any funds. We direct Old Republic National Title Insurance Company, through its policy-issuing agent, as follows:

OPTION 1: Issue Loan Policy and ALTA Owner's Policy of Title Insurance (basic).
The premium for the Owner's Policy and simultaneously issued Loan Policy will be \$_____.

OPTION 2: Issue Loan Policy and ALTA Homeowner's Policy of Title Insurance (enhanced).
The premium for the Homeowner's Policy and simultaneously issued Loan Policy will be \$_____.

**LIMITED POWER OF ATTORNEY FOR CORRECTING
TYPOGRAPHICAL ERRORS**

We, the undersigned, for and in consideration of closing the loan and/or sale transaction involving property described as **617 N. Robinson Street, Baltimore, MD 21205**, do hereby appoint Universal Title, White Marsh as our attorney-in-fact to correct any TYPOGRAPHICAL ERRORS, to place our initials on documents where changes are made and/or to sign our names to and acknowledge any modification or other documents correcting the typographical error. In the event this procedure is utilized, the party(ies) involved shall receive a corrected copy of the changed document.

This power of attorney shall be irrevocable until the loan, if any, is satisfied and shall survive the disability of the undersigned.

AS WITNESS our execution hereof this **29th** day of **May, 2026**.

PURCHASER/BORROWER



Brandon M. Butt

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Brandon M. Butt on this 29th day of May, 2026.

_____(SEAL)
Signature of Notary Public

My Commission Expires:

**ACKNOWLEDGEMENT AND RECEIPT OF
SETTLEMENT STATEMENT/CLOSING DISCLOSURE**

Property Address: 617 N. Robinson Street, Baltimore, MD 21205

Settlement Date: May 29, 2026

SETTLEMENT STATEMENT/CLOSING DISCLOSURE. The parties hereto acknowledge receipt of a copy of the Settlement Statement and/or Closing Disclosure (as applicable), accept it as a correct representation of their contract as modified at or before settlement and authorize the disbursements therein.

COMPUTATIONS. All computations are subject to audit. Universal Title, White Marsh ("Universal Title") assumes no responsibility for the accuracy of payoff, assumption, or other figures provided by lending institutions, homeowner associations, taxing authorities or other parties who have provided information used in this transaction. Homeowner association fees or condominium dues have been obtained and adjusted on a "best-effort" basis. For the convenience of the parties and to expedite the closing process, adjustments and calculations may have been based on estimates or telephone conversations prior to receipt of written statements. Any error discovered may be corrected by Universal Title. The parties in whose favor an error was made agree to immediately reimburse Universal Title or the other parties to whom the funds may be due. If legal action is required to collect any such funds, the party owing the money agrees to pay court costs and reasonable attorney's fees incurred to collect such funds.

SERVICES RENDERED. All parties acknowledge that Universal Title has acted on behalf of the parties and at their request to perform the following services: (1) Order loan payoff statements, HOA dues statements, termite inspection reports, surveys, and other information necessary to complete the closing; (2) Coordinate the scheduling of the closing with lenders, the parties and their agents, if any; (3) Prepare the Settlement Statements and certain other documents not affecting title; (4) Conduct the closing; (5) Receive and disburse all settlement funds and act as escrow agent; (6) Provide clerical services incidental to the closing.

SPECIAL PERFORMANCE ESCROWS. Notwithstanding any other document or agreement to the contrary, no special performance escrow will be disbursed without the prior written approval of the parties.

TECHNICAL CORRECTIONS/POWER OF ATTORNEY. All parties agree that, if technical corrections are required on any of the documents involved in this transaction, Universal Title, acting through its employees, is authorized to make said corrections and initial them on behalf of the parties. The undersigned hereby appoint Universal Title as their Attorney-in-Fact to make such corrections and the Borrowers hereby authorize Universal Title to endorse the loan proceeds checks on their behalf if such endorsement is required by the lender.

TITLE INSURANCE. Universal Title did not search the title to the property, is relying upon a report of title furnished by an abstracting service, and makes no assurances with regard to the validity of title other than to review the title abstract provided by the abstracting service. The Mason Law Firm, PLC is not providing an opinion of title, and in no way warrants the validity of title Buyer is receiving. The principals of Universal Title and The Mason Law Firm, PLC own stock in the title insurance agency that will receive a portion of the title insurance premium paid in this case.

LIENS. The Sellers, or in the case of a refinance, the Borrowers, certify that there is no deed of trust, mortgage, special assessment or other lien, levied or pending, affecting the property other than those shown on pages 1 and 2 of the Settlement Statement and/or Closing Disclosure (as applicable), and if there is any such lien, they hereby guarantee payment and release of same. The Sellers, or in the case of a refinance, the Borrowers, have reviewed the calculation of the lien payoff amounts and hereby agree to hold harmless from, and to pay immediately, any claim resulting from a shortage in the payoff amount.

PROPERTY/CONDOMINIUM ASSOCIATION DISCLOSURES. The Purchasers acknowledge that, if the property is in a property owners association or condominium association, state law gives Purchasers the right to review certain documents. The Purchasers represent that they have received and reviewed said documents and hereby waive any claim against Universal Title if said documents have not been received by Purchasers. The parties authorize Universal Title to provide a copy of the Settlement Statement to the Property/Condominium Owners Association.

CONSENT TO SETTLEMENT STATEMENT DISCLOSURE. The parties authorize Universal Title to provide a copy of the Settlement Statement to all parties and payees shown on the Settlement Statement and to the real estate agents associated with this transaction, if any. Sellers authorize Universal Title to provide a copy of the Seller Closing Disclosure, if applicable, to Buyers' lender.

PRIVACY DISCLOSURE AND USE OF DATA. At Universal Title, we are committed to protecting your privacy while providing you with exceptional service. In the course of your real estate transaction, we collect certain information about you, some of which may be considered "non-public personal information" under applicable privacy laws. Universal Title, its subsidiaries and affiliates may use the information collected in connection with your transaction for the purposes of completing your settlement, fulfilling our legal and contractual obligations, improving our services, and communicating with you in the future regarding our products, services, and industry updates. You have the right to opt out of receiving such future communications at any time by notifying us in writing or using any opt-out mechanism we provide. We will not disclose your non-public personal information to any third party, except: (1) as necessary to process and complete your transaction; (2) as required or permitted by law, regulation, or legal process; or (3) with your express written consent. We do not and will not sell your personal information to any third party.

In addition to non-public personal information, Universal Title and its subsidiaries may collect and maintain certain information from public sources, including but not limited to recorded deeds, mortgages, property tax records, or other government filings. This public information is not subject to the same restrictions as non-public personal information. We may use such public information for any lawful business purpose, including, but not limited to, providing additional services, creating market reports, offering products or services, or conducting data analysis. We may also share aggregated, non-personally identifiable information derived from public records with third parties. If we use public information to contact you for marketing or service purposes, you may opt out of such communications at any time by following the instructions provided in the communication or contacting us directly.

FUNDS. Universal Title reserves the right to delay the recording of legal instruments and the disbursement of funds until all parties' funds have been collected in its escrow account. All funds received in this closing shall be deposited with other closing funds in one or more non-interest bearing escrow accounts in the name of Universal Title in a bank selected by us. Universal Title shall have no obligation to account to you in any manner for the value of, or pay to you any benefit received by us, directly or indirectly, by reason of the deposit of the escrowed funds or the maintenance of such accounts with that bank.

DISBURSED FUNDS. Universal Title reserves the right, and Seller and Borrower authorize Universal Title, to "batch" the disbursement of certain funds from this settlement when the payee receives payment from numerous transactions that settle with Universal Title and receipt of that payment is not expected immediately upon the completion of settlement. An example of this type of payee is the company performing the title abstract. In this situation, one "batch" payment will be made instead of separate payments for each transaction. The disbursement of these batch payments may be delayed, but in no event will the payment be disbursed more than fourteen days after settlement.

Universal Title hereby reserves the right to charge you a monthly administrative fee of \$25.00 against checks not negotiated within 6 months (180 days) of this settlement. Said fee may be deducted from each such check until the amount of any such check is brought to a zero balance.

EUGAL LLC, a Maryland Limited Liability Company

By: *Oswaldo Antonio Iriarte*
Oswaldo Antonio Iriarte, Manager



Brandon M. Butt

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

RE: 617 N. Robinson Street, Baltimore, MD 21205

This is to give you notice that Universal Title, White Marsh has a business relationship and common ownership with The Mason Law Firm, PLC and MHL Abstracts LLC. For the purposes of Virginia Code Section 55.1-905, The Mason Law Firm, PLC and MHL Abstracts LLC are subsidiaries of Universal Title, White Marsh. Universal Title, White Marsh commonly refers legal business associated with their real estate settlement, title abstract and title insurance business to The Mason Law Firm, PLC and MHL Abstracts LLC. The Mason Law Firm, PLC is legal counsel to and represents Universal Title, White Marsh in legal matters. Because of these relationships, these referrals may provide Universal Title, White Marsh a financial or other benefit.

In order to prepare all the documents and complete your settlement, it may be necessary to obtain the services of an attorney. The need may arise for a lawyer to prepare and/or complete legal documents, such as a Power of Attorney if you need one, or completion of the lender's documents if your lender does not do so. If you feel you should retain the services of independent counsel you should do so but you understand that The Mason Law Firm, PLC is not retained to otherwise represent you as an attorney in the real estate transaction. Set forth below is the estimated charge by The Mason Law Firm, PLC for the following settlement services:

Preparation of Power of Attorney	\$75.00
Preparation of Deed	\$175.00 - \$300.00

Set forth below is the estimated charge by MHL Abstracts LLC for conducting the title search on the property:

Title Search	\$100 - \$150
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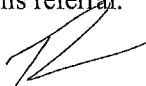
You are NOT required to use The Mason Law Firm, PLC or MHL Abstracts LLC as a condition for settlement of your purchase of the subject property. You may be able to get these services or better services at a lower rate by shopping with other settlement service providers.

ACKNOWLEDGEMENT:

I/we have read this disclosure form and understand that Universal Title, White Marsh is referring me/us to the above-described legal services from The Mason Law Firm, PLC, and Universal Title, White Marsh or its owners may receive income as a result of this referral.

EUGAL LLC, a Maryland Limited Liability
Company

By: *Oswaldo Antonio Iriarte*
Oswaldo Antonio Iriarte, Manager



Brandon M. Butt

Universal Title, White Marsh
 ALTA Universal ID:
 8015 Corporate Drive
 Suite G
 Baltimore, MD 21236
 (443) 219-0467

ALTA Combined Settlement Statement

File #:	13-2026-5898	Property	617 N. Robinson Street	Settlement Date	06/01/2026
Print Date & Time:	06/01/2026 at 08:53 AM		Baltimore, MD 21205	Disbursement Date	06/01/2026
	EDT	Buyer	Brandon M. Butt		
Manager:	Gia Vakoutis		885 Ripple Drive		
Settlement Location:	8015 Corporate Drive		Hanover, PA 17331		
	Suite G	Seller	EUGAL LLC		
	, MD, 21236		1221 North Eden Street		
		Lender	Baltimore, MD 21213		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$74,000.00	Sale Price of Property	\$74,000.00	
		Deposit		\$1,000.00
		Prorations/Adjustments		
	\$168.84	County Taxes 06/01/2026 to 06/30/2026	\$168.84	
	\$12.46	Ground Rent 06/01/2026 to 07/18/2026	\$12.46	
		Government Recording and Transfer Charges		
		Recording Fees	\$60.00	
		---Deed: \$60.00		
\$370.00		Recordation Tax - City (Deed) to Clerk of the Court, Baltimore City	\$370.00	
\$555.00		Transfer Tax - City (Deed) to Clerk of the Court, Baltimore City	\$555.00	
\$185.00		Transfer Tax - State (Deed) to Clerk of the Circuit Court	\$185.00	
		Commission		
\$5,000.00		Listing Agent Commission to Keller Williams Gateway		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract or Title Search to Compass Research Group	\$253.20	
		Title - Buyer Settlement Fee to Universal Title, White Marsh	\$850.00	
\$500.00		Title - City Bill Escrow to Universal Title, White Marsh		
		Title - Digital Processing Fee to Simplifile	\$10.00	
		Title - Lien Certificate to Universal Title, White Marsh	\$112.62	
		Title - Recording Services to Universal Title, White Marsh	\$50.00	
\$25.00		Title - Wire & Disbursement Fee to Universal Title, White Marsh		
		Title- Deed Preparation Fee to The Mason Law Firm	\$50.00	
		Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$479.52	
		Miscellaneous		
\$695.00		Admin/Flat Fee to Keller Williams Gateway		
\$2,000.00		Contractor Invoice to Scott Von Fisherton LLC		
\$48.00		Ground Rent to Ronald & Marilyn Carr		
\$300.00		Registration Citation to Director of Finance, Baltimore City		
\$3,484.55		Water Bill to Director of Finance		
		Estimated 26/27 Annual Property Taxes to Director of Finance, Baltimore City	\$2,195.59	

Seller			Buyer	
Debit	Credit		Debit	Credit
\$13,162.55	\$74,181.30	Subtotals	\$79,352.23	\$1,000.00
		Due from Buyer		\$78,352.23
\$61,018.75		Due to Seller		
\$74,181.30	\$74,181.30	Totals	\$79,352.23	\$79,352.23

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Universal Title, White Marsh to cause the funds to be disbursed in accordance with this statement.



Brandon M. Butt

06/01/2026

Date

EUGAL LLC, a Maryland Limited Liability Company

By: *Oswaldo Antonio Iriarte*

Oswaldo Antonio Iriarte, Manager

May 28th, 2026^{Date}



5/29/26

Settlement Agent

Date

**I CERTIFY THIS TO BE A TRUE
COPY OF THE ORIGINAL**

Case No.: 13-2026-5898
Title Insurer: Old Republic National Title Insurance Company
Tax Account No.: 07-18-1647-016

DEED OF ASSIGNMENT

THIS ASSIGNMENT, made this 1st day of June 2026, between EUGAL LLC, a Maryland limited liability company, party of the first part, GRANTOR, and Brandon M. Butt, party of the second part, GRANTEE.

WITNESSETH, that for and in consideration of the sum of SEVENTY FOUR THOUSAND AND 00/100 DOLLARS (\$74,000.00), receipt of which is hereby acknowledged, and which the party of the first part certifies under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and assign unto the party of the second part, his personal representative, heirs and assigns as sole owner the leasehold interest in all that property situate in Baltimore City, State of Maryland, as described as follows:

BEGINNING FOR THE SAME on the east side of Robinson Street at a point 103 ft. and 7 inches north of McElderry Street and running thence northerly on the east side of Robinson Street 12 ft. and 11 inches, thence easterly through the center of a partition wall there being 83 ft. and 6 inches, thence southerly on the west side of Loneys Lane and the east side of a 5 foot alley there being with the use thereof in common 12 ft. and 11 inches and thence westerly to and through the center of another partition wall there being in all 83 ft. to the place of beginning.

For informational purposes only: The improvements thereon being known as 617 N. Robinson Street.

Being the same property conveyed to EUGAL LLC, a Maryland Limited Liability Company, by deed from King Avon Bennett, Sr., dated October 11, 2019, and recorded among the Land Records of Baltimore City, Maryland on November 12, 2019, in Liber MB 21586, in Folio 326.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, its successors and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to payment of the annual ground rent of \$96.00, payable half-yearly on the 18th days of January and July, in each and every year.

AND said party of the first part does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

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WITNESS his hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of,

EUGAL LLC, a Maryland Limited Liability Company

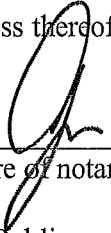
By: *Oswaldo Antonio Iriarte*
Oswaldo Antonio Iriarte, Manager

STATE OF MARYLAND
COUNTY OF BALTIMORE

On this 28th day of May, 2026, before me, the undersigned officer, personally appeared Oswaldo Antonio Iriarte, Manager of EUGAL LLC, a Limited Liability Company, and that he, as such Manager, 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 as Manager.

This notarial act was performed for a remotely located individual using communications technology.

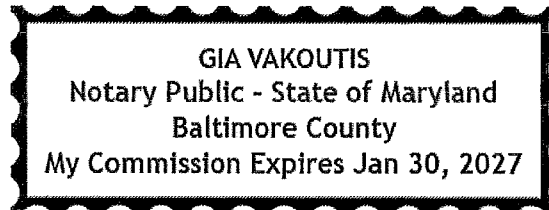
In witness thereof I hereunto set my hand and official seal.



Signature of notary public

Notary Public

My Commission Expires: _____



After recording return to:
Universal Title
8015 Corporate Drive
Suite G
Baltimore MD 21236
(703) 354-2100

GRANTEE ADDRESS:
885 Ripple Drive
Hanover, PA 17331

ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice law in the State of Maryland.



Gia Vakoutis, Esq.

**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 EUGAL LLC

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

617 N. Robinson Street, Baltimore, MD 21205

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

EUGAL LLC

Name of Entity

Osvaldo Antonio Iriarte

By

5/29/26

Osvaldo Antonio Iriarte

Name

**Date

Manager

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.



CIRCUIT COURT FOR Baltimore City, MARYLAND
City/County

Located at 111 North Calvert Street, Baltimore, Maryland 21202
Court Address

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

1. I, Oswaldo Iriarte, am over eighteen years of age and competent to testify.
Name
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 affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

May 28th, 2026

Date

Oswaldo Antonio Iriarte

Signature of Affiant

Oswaldo Iriarte

Printed Name of Affiant