

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$500.00
TOTAL \$560.00
XAC KMW
Apr 24, 2026 09:37 am

After Recording Return to:
CLA Title & Escrow
9210 Corporate Boulevard, Suite 150,
Rockville, MD 20850

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$1,780.00
04-22-2026 TS

Property Address:
884 Washington Boulevard
Baltimore, MD 21230
Tax ID # 21-02-0847B-043
All taxes for which assessments
have been Received have been
Paid as of 04-22-2026 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$2,670.00
04-22-2026 TS

Title Insurance: Fidelity National Title Insurance Company

This Deed, made this 30th day of March, 2026 by and between Redeemed Homes LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Michaela Pariso, a single woman, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00), 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 Michaela Pariso, a single woman, her assigns, the survivor of her 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:

(SEE ATTACHED EXHIBIT A)

SUBJECT TO any and all covenants, easements, plat restrictions, agreements, and other restrictions of record.

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 Michaela Pariso, a single woman , her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they 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.

Redeemed Homes LLC, a Limited Liability Company

By:  (SEAL)
Amos Beiler

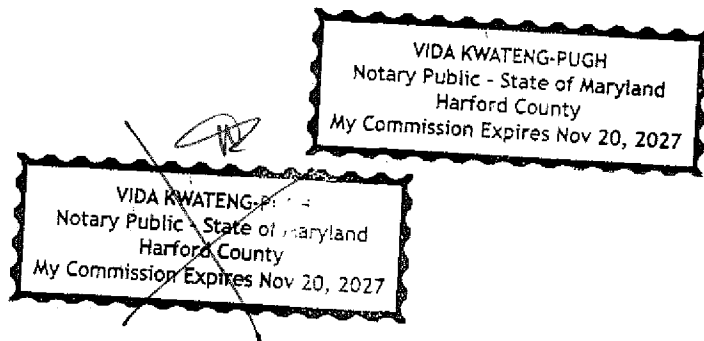
STATE OF Maryland
COUNTY OF Cecil (or City of Baltimore)

On this 30th day of MARCH, 2026, before me, the undersigned officer, personally appeared Amos Beiler of Redeemed Homes 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: Nov 20, 2027



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.

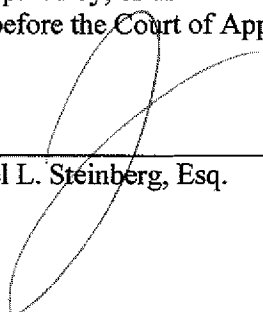
 (SEAL)
Joel L. Steinberg, Esq.

EXHIBIT A

ALL that certain lot, parcel or tract of land, situate and lying in the City of Baltimore, State of Maryland, and being more particularly described as follows:

Beginning for the same at the distance of 29 feet from the northeast corner or intersection of Washington Boulevard and Callendar Street, 20 feet wide, as laid out in the plat of Baltimore City and running thence easterly binding on the north side of Washington Boulevard 13 feet to the center of the partition wall between the house on the lot now being described and the house on the lot adjoining thereto to the east, and running thence northerly binding on said partition wall 49 feet, more or less, to the south side of and alley two feet wide, thence westerly binding on the south side of said two-foot alley 13 feet to the center of the partition wall between the house on the lot now being described and the house on the lot next adjacent thereto on the west, thence southerly through the center of said last mentioned partition wall 49 feet, more or less, to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 884 Washington Boulevard Baltimore, MD 21230

Tax ID: 21-02-0847B-043

Being the same property which by deed dated June 4, 2025, and recorded among the Land Records of Baltimore City, Maryland on July 17, 2025, in Liber 28187, in Folio 272, was granted and conveyed by Brian Wilson unto Redeemed Homes LLC, a Maryland Limited Liability Company.

Being the same property which by deed dated October 4, 2017, and recorded among the Land Records of Baltimore City, Maryland on November 1, 2017, in Liber 19636, in Folio 222, was granted and conveyed by Laura H.G. O'Sullivan, Chasity Brown, Rachel Kiefer And Jana M. Gantt, Substitute Trustees unto Brian Wilson, as sole owner.

MARYLAND
FORM
WH-ARCertification 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 InformationName of Transferor Redeemed Homes LLC**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).884 Washington Boulevard, Baltimore, MD 21230**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

Redeemed Homes LLC

Name of Entity

By

Amos Beiler

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.

12/25

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Michaela Pariso, do hereby certify and affirm

under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as 884 Washington Boulevard, Baltimore, MD 21230 and that I will occupy that property as my principal residence, for at least 7 of the 12 months immediately following this conveyance.


Michaela Pariso

STATE OF MARYLAND
COUNTY OF Howard, to wit:

I hereby certify that on the 30th day of March, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Michaela Pariso, 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: 8/14/2026

MARVIN E. REESE JR.
NOTARY PUBLIC STATE OF MARYLAND
County of Baltimore
My Commission Expires August 14, 2026

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

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

1. The undersigned is Grantee of residentially improved real property located at 884 Washington Boulevard, Baltimore, MD 21230.
2. The undersigned is first-time Maryland home buyer (defined in §14-104-c(6)(i) 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.



Michaela Pariso

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

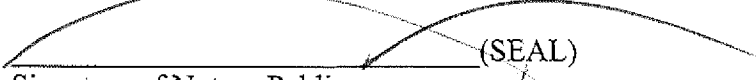
1. The undersigned is Grantee of residentially improved real property located at 884 Washington Boulevard, Baltimore, MD 21230.
2. The undersigned is co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Michaela Pariso

MARVIN E. REESE JR.
NOTARY PUBLIC STATE OF MARYLAND
County of Baltimore
My Commission Expires August 14, 2026

STATE OF MARYLAND
COUNTY OF Howard, to wit:

Sworn to and subscribed before me by Michaela Pariso on this 30th day of March, 2026.

 (SEAL)
Signature of Notary Public

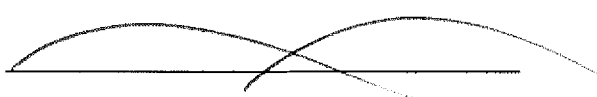
My Commission Expires: 8/14/2026

MARVIN E. REESE JR.
NOTARY PUBLIC STATE OF MARYLAND
County of Baltimore
My Commission Expires August 14, 2026

OWNER OCCUPANCY AFFIDAVIT

Michaela Pariso, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me at least 7 out of 12 months.

WITNESS:

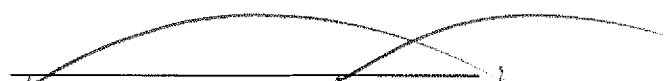
  (SEAL)
Michaela Pariso

STATE OF MARYLAND

COUNTY OF Howard, to wit:

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