

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections

Recapitulation Tax Paid

Whitlow # 7259 & 1850.00

Date Transaction Amount

June 19, 2026
Authorized Signature

File# 1114026-00673

WHEN RECORDED RETURN TO:

Ahmed Ragab
Jessica Ragab by Ahmed Ragab, her Attorney-in-Fact
3613 Greenmount Avenue
Baltimore, MD 21218

Parcel # 09-20-4048A-012C

Title Insurer: Title Resources Guaranty Company

THIS DEED, Made this 3rd day of June, 2026, by and between Kokeb Tarekegn, party of the first part, Grantor, and Ahmed Ragab and Jessica Ragab, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, a married couple, as tenants by the entireties, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in Baltimore City, State of Maryland, and described as follows:

4048 BEGINNING FOR THE SAME at a point on the East side of Greenmount Avenue, distant one hundred two and thirty one-hundredth feet Northerly from the intersection of said East side of Greenmount Avenue and the North side of 36th Street; said point of beginning being also at the intersection of said East side of Greenmount Avenue and a line drawn Westerly through the center of the partition wall between the dwelling erected on the Lot now being described and that on the Lot next adjacent to the South and running thence Northerly binding on said East side of Greenmount Avenue eighteenth and thirty-eight one hundredth feet to the beginning of the second line of the land described in a Deed from Karl A.M. Scholtz to the Dubbelde Realty Company, dated June 6, 1929, and recorded among the Land Records of Baltimore City, Maryland in Liber S.C.L. No. 5010, Folio 425, thence binding on said second line North eighty-eight degrees fifty-two minutes East one hundred and twelve feet thence Southerly parallel with Greenmount Avenue eighteen and thirty-eight one hundredth feet to the North side of a fifteen foot alley with the use thereof in common with others and also with the use in common of the alley leading therefrom Southerly to 36th Street and continuing the same course parallel with the second line of this description one hundred and twelve feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: The improvements hereon are known as No. 3613 Greenmount Avenue.

BEING the same property which by Deed dated July 17, 2020, and recorded among the Land Records of Baltimore City in Liber 22389, folio 238, was granted and conveyed by F.D. Trading, LLC unto Kokeb Tarekegn, the Grantor herein.

SEE ALSO Power of Attorney dated May 9, 2026 from Jessica Ragab to Ahmed Ragab, which is to be recorded immediately prior hereto, or intended so to be, along with its accompanying Agent Certification and/or Attorney-In-Fact Affidavit.

Deed 1114026-00673

3613 Greenmount Avenue, Baltimore, MD 21218

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Date: 6/19/2026
Amount: \$275.00
Authorized Signature: [Signature]

All taxes for which assessments have been paid as of this date
Received by: [Signature]
Director of Finance of Baltimore City By: [Signature]

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections

Recordation Tax Paid:

Whobrow # 7259 & 1850.00

Date Transaction # Amount

Authorized Signature

File# 1114026-00673

WHEN RECORDED RETURN TO:

Ahmed Ragab
Jessica Ragab by Ahmed Ragab, her Attorney-in-Fact
3613 Greenmount Avenue
Baltimore, MD 21218

Parcel # 09-20-4048A-012C

Title Insurer: Title Resources Guaranty Company

THIS DEED, Made this 3rd day of June, 2026, by and between **Kokeb Tarekegn**, party of the first part, **Granfor**, and **Ahmed Ragab and Jessica Ragab**, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, **a married couple, as tenants by the entireties**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in **Baltimore City**, State of Maryland, and described as follows:

4048
BEGINNING FOR THE SAME at a point on the East side of Greenmount Avenue, distant one hundred two and thirty one-hundredth feet Northerly from the intersection of said East side of Greenmount Avenue and the North side of 36th Street said point of beginning being also at the intersection of said East side of Greenmount Avenue and a line drawn Westerly through the center of the partition wall between the dwelling erected on the Lot now being described and that on the Lot next adjacent to the South and running thence Northerly binding on said East side of Greenmount Avenue eighteenth and thirty-eight one hundredth feet to the beginning of the second line of the land described in a Deed from Karl A.M. Scholtz to the Dubbelde Realty Company, dated June 6, 1929, and recorded among the Land Records of Baltimore City, Maryland in Liber S.C.L. No. 5010, Folio 425, thence binding on said second line North eighty-eight degrees fifty-two minutes East one hundred and twelve feet thence Southerly parallel with Greenmount Avenue eighteen and thirty-eight one hundredth feet to the North side of a fifteen foot alley with the use thereof in common with others and also with the use in common of the alley leading therefrom Southerly to 36th Street and continuing the same course parallel with the second line of this description one hundred and twelve feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: The improvements thereon are known as No. 3613 Greenmount Avenue.

BEING the same property which by Deed dated July 17, 2020, and recorded among the Land Records of Baltimore City in **Liber 22389, folio 238**, was granted and conveyed by **F.D. Trading, LLC** unto **Kokeb Tarekegn**, the Grantor herein.

SEE ALSO Power of Attorney dated May 9, 2026 from Jessica Ragab to Ahmed Ragab, which is to be to be recorded immediately prior hereto, or intended so to be, along with its accompanying Agent Certification and/or Attorney-In-Fact Affidavit.

Deed 1114026-00673

3613 Greenmount Avenue, Baltimore, MD 21218

CITY OF BALTIMORE, MARYLAND

Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

Amount

Date

Cash #

Authorized Signature

All taxes for which assessments have been

Received have been paid as of this date

Director of Finance of Baltimore City By

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 parties of the second part, **a married couple, as tenants by the entireties**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple.

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

WITNESS the hand and seal of the within Grantor:

WITNESS:

Laurie Ann Nice Kokeb M. Tarekegn (SEAL)
Kokeb Tarekegn

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 3 day of June, 2026, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Kokeb Tarekegn**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that he/she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Laurie Ann Nice Notary Public

My Commission Expires: 3/27/2030

Prepared by:
Mid-Atlantic Settlement Services LLC
4 North Park Drive, Suite 205
Hunt Valley, MD 21030
410-252-1208
File #1114026-00673



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.

Lisa M. O'Doherty

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 Kokeb Tarekegn

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

3613 Greenmount 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

Kokeb Tarekegn
Witness

Kokeb Tarekegn

Name

06/03/2026

**Date

Kokeb Tarekegn
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

06/03/2026

**Date

Name

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

**Seller's Affidavit of Compliance with Maryland Renter's Rights and Stabilization Act HB 693
(2024) Real Property Article §8-119 - Statewide Tenant's Right of First Refusal**

Property Address: 3613 Greenmount Avenue Baltimore, MD 21218

The undersigned under penalties of perjury states as follows:

(INITIAL ONLY ONE)

Option 1) _____ (Initials) _____ (Initials)

The above property is a residential rental property as defined in the Act and the seller has complied with all the requirements contained within the Renter's Rights and Stabilization Act of 2024 (Maryland Real Property §8-119)

OR

Option 2) K.m-7. (Initials) _____ (Initials)

The above property is exempt from the Renter's Rights and Stabilization Act of 2024 (Maryland Real Property §8-119)

Witness:

Laurie Ann Nice

Kokeb Tarekegn
Kokeb Tarekegn, Seller

STATE OF Maryland

COUNTY OF Howard to-wit:

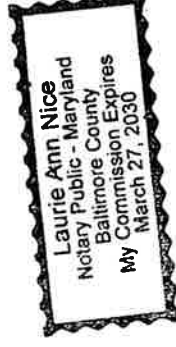
On this 3 day of June, 2026, before me, the undersigned Notary Public, personally appeared Kokeb Tarekegn, known to me (or satisfactorily proven) to be the individual who executed the foregoing Affidavit and executed the said instrument as her/his free and voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

My Commission Expires: 3/27/2030

Notary Public:

Laurie Ann Nice



**AFFIDAVIT OF GRANTEES AS
FIRST-TIME MARYLAND / OWNER OCCUPIED HOME BUYERS**

The undersigned each state under oath, and under penalties of perjury, as follows:

1. Each of the undersigned is a Grantee of residentially improved real property located at **3613 Greenmount Avenue, Baltimore, MD 21218**, being more particularly described herein.

2. Each of the undersigned is either (select one and initial):

☒ AR AR by AR

(a) first-time Maryland home buyer, defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence,

(b) **AND** the residence will be occupied by the Grantee as the Grantee's principal residence for at least 7 months of the 12 month period immediately following this conveyance.

OR

☐ _____

(a) co-maker or guarantor of a purchase money mortgage or purchase money deed of trust as defined in §12-108(i) for the property

(b) **AND** who will not occupy the residence as the co-maker's or guarantor's principal residence.

Ahmed Ragab, grantee
Ahmed Ragab, Grantee

Jessica Ragab by Ahmed Ragab, her attorney-in-fact, grantee
**Jessica Ragab by Ahmed Ragab, her Attorney-in-Fact,
Grantee**

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

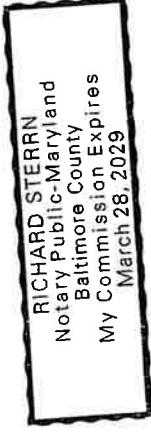
I HEREBY CERTIFY, That on this 3 day of June, 2026, before me, the subscriber, a Notary Public of the State and jurisdiction aforesaid, personally appeared **Ahmed Ragab and Jessica Ragab by Ahmed Ragab, her Attorney-in-Fact**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

As Witness my hand and Notarial Seal.



Notary Public

My Commission Expires: _____



AFFIDAVIT OF GRANTEE(S) PRIMARY RESIDENCE

Ahmed Ragab and Jessica Ragab, Grantee(s) in the within Deed from **Kokeb Tarekgn**, as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved owner-occupied real property and that the residence will be occupied by us at least seven (7) out of twelve (12) months of any future period.

Ahmed Ragab, Grantee (SEAL)
Ahmed Ragab, Grantee

Jessica Ragab by Ahmed Ragab, her Attorney-in-Fact, Grantee (SEAL)
Jessica Ragab by Ahmed Ragab, her Attorney-in-Fact, Grantee

STATE OF MARYLAND, CITY/COUNTY of Baltimore, to wit:

I HEREBY CERTIFY, That on this 3 day of June, 2026, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared **Ahmed Ragab and Jessica Ragab by Ahmed Ragab, her Attorney-in-Fact**, the within Grantee(s), and they acknowledged the foregoing instrument to be their act.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: _____

RICHARD STERN
Notary Public-Maryland
Baltimore County
My Commission Expires
March 28, 2029

3613 Greenmount Avenue,

Baltimore, MD 21218

CITY OF BALTIMORE, MARYLAND
TRANSFER TAX
CERTIFICATION OF OWNER-OCCUPIED STATUS

I (we), Ahmed Ragab, Jessica Ragab by Ahmed Ragab, her Attorney-in-Fact do hereby certify and affirm under penalties of perjury that I (we) have purchased property in the City of Baltimore known as 3613 Greenmount Avenue, Baltimore, MD, 21218 which I (we) shall occupy as my (our) principal residence for at least 7 of the 12 months immediately following this conveyance.

Ahmed Ragab 06/03/2026
SIGNATURE DATE

Jessica Ragab by Ahmed Ragab Attorney in Fact 06/03/2026
SIGNATURE DATE