

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$472.50
 TOTAL \$532.50
 XAC DB
 Jul 15, 2026 10:04 am

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$1,670.00
 07-14-2026 DG

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$2,505.00
 07-14-2026 DG

RETURN TO: CAPITOL TITLE GROUP
3107A Main Street
Manchester, Maryland 21102
FILE NO.: 5260MDF-MS

1 of 2

All taxes for which assessments
 have been Received have been
 Paid as of 07-14-2026 DG
 Director of Finance
 Baltimore City

SPECIAL WARRANTY DEED

This Deed made this 9th DAY OF JULY, 2026 between

FRESH DOOR, LLC, A MARYLAND LIMITED LIABILITY COMPANY

as party of the first part, whose address is: **6500 CRESTWOOD ROAD**
BALTIMORE, MARYLAND 21239 hereinafter called Grantor, and

LAURA J. LASH, AS SOLE OWNER

as party or parties of the second part, whose address is: **3234 ELMLEY AVENUE,**
BALTIMORE, MARYLAND 21213-1602 hereinafter called Grantee (the words
 "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the
 context requires or permits).

Property Address: 3234 ELMLEY AVENUE, BALTIMORE, MARYLAND
21213-1602
PARCEL NO.: 08-25-4178E-074

WITNESSETH:

That Grantor for and in consideration of the sum of **ONE HUNDRED AND EIGHTY-NINE THOUSAND DOLLARS AND ZERO CENTS, (\$189,000.00)** AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and by these presents does grant, bargain, sell, alienate, convey unto the said Grantee, the below described tract or parcel of land more fully and completely described as follows:

PLEASE SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all improvements thereupon and the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS THEREOF, the Grantor(s) has/have signed and sealed this Deed, this Day and Year first written above.

Signed, sealed and delivered in the presence of:

**FRESH DOOR, LLC, A MARYLAND
LIMITED LIABILITY COMPANY**

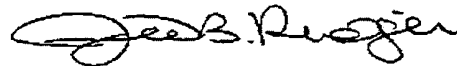
By: Joshua Annan
**JOSHUA ANNAN, AUTHORIZED
SIGNOR / SOLE MEMBER**

STATE OF MARYLAND Anne Arundel County **COUNTY**

I hereby certify that on July 8, 2026 before me, a Notary Public of the State aforesaid, personally appeared **JOSHUA ANNAN**, who acknowledged himself/herself to be the **AUTHORIZED SIGNOR / SOLE MEMBER** of **FRESH DOOR, LLC, A MARYLAND LIMITED LIABILITY COMPANY** and that he/she, as such authorized individual, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the entity by himself/herself as such authorized individual.

WITNESS my hand and Notarial Seal.

JILL B. RUDIGER
Notary Public
Anne Arundel County, Maryland
My Commission Expires Feb 6, 2030



Notary Public
My Commission Expires: 02/06/2030

I HEREBY CERTIFY that the foregoing document was prepared under the supervision of Christopher P. Suss, an attorney duly admitted to practice before the Supreme Court of the State of MARYLAND.

Christopher P. Suss, Esquire
Christopher P. Suss, Esquire

This notarial act involved a remotely
located individual and the use of
communication technology

EXHIBIT A

Legal Description:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF BALTIMORE, STATE OF MARYLAND, AND DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME ON THE NORTH SIDE OF ELMLEY AVENUE AT THE DISTANCE OF 409 FEET AND 9 AND 1/4 INCHES EASTERLY FROM THE SOUTHEAST SIDE OF BELAIR AVENUE AND AT A POINT IN A LINE WITH THE CENTER OF THE PARTITION WALL THERE SITUATE; AND RUNNING THENCE EASTERLY BINDING ON THE NORTH OF ELMLEY AVENUE 17 FEET TO THE WEST SIDE OF AN ALLEY 15 FEET WIDE; THENCE NORTHERLY BINDING ON THE WEST SIDE OF SAID 15 FOOT ALLEY AND CONTINUING THE SAME COURSE 80 FEET TO THE NORTH SIDE OF AN ALLEY TEN FEET WIDE THERE SITUATED; THENCE WESTERLY BINDING ON THE NORTH SIDE OF SAID TEN FOOT ALLEY WITH THE USE OF BOTH OF SAID ALLEYS IN COMMON 17 FEET AND THENCE SOUTHERLY AND THROUGH THE CENTER OF THE PARTITION WALL IN THIS DESCRIPTION MENTIONED IN ALL 80 FEET TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 3234 ELMLEY AVENUE, BALTIMORE, MARYLAND 21213.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by **MARY CASTAGNA CARRILLO, SUCCESSOR TRUSTEE OF THE MARGARET B. CASTAGNA TRUST DATED DECEMBER 17, 1986**, on 11/13/2025, as recorded on 12/3/2025 at Book/Liber 28581, Page/Folio 71, Instrument in the land records of **BALTIMORE CITY, MARYLAND**.

Parcel Identification Number: **08-25-4178E-074**

OWNER OCCUPANCY AFFIDAVIT

LAURA J. LASH, the Grantees 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 us.

WITNESS:

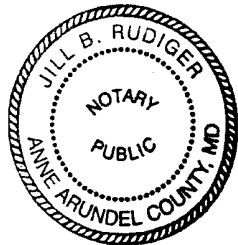
Jill B. Rudiger
As to All

LAURA J. LASH

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 9th day of July, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **LAURA J. LASH**, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Jill B. Rudiger
Notary Public

My Commission Expires: 02/06/2030

File No.: 5260MDF-MS

Property: 3234 ELMLEY AVENUE, BALTIMORE, MD 21213-1602

**AFFIDAVIT OF GRANTEE(S) AS
FIRST-TIME MARYLAND HOME BUYER(S)**
(for use by resident Grantees)

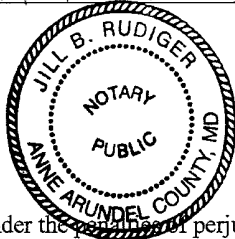
Under the penalties of perjury, the undersigned grantee(s) of the within described property hereby certify that each is a First-Time Maryland Home Buyer, as defined as an individual who has never owned, in the State of Maryland, residential real property that has been the individual's principal residence, who will occupy the property as Grantee's principal residence at least 7 out of 12 months each year.



LAURA J. LASH

STATE OF MARYLAND COUNTY OF Baltimore

Subscribed and sworn to before me, a Notary Public in and for the State of Maryland, County of Anne Arundel, this 9th day of JULY, 2026.



Notary Public Jill B. Rudiger
My Commission expires: 02/09/2030

(for use by Co-makers or Guarantors)

Under the penalties of perjury, the undersigned Grantee(s) hereby make oath or affirm that each of them is a co-maker or guarantor of a purchase money mortgage or purchase money deed of trust as defined in the TP Section 12-108(i) for the property herein conveyed and will not occupy the property as the co-maker's or guarantor's principal residence.

Grantee: _____

Grantee: _____

STATE OF MARYLAND
COUNTY OF _____

Subscribed and sworn to before me, a Notary Public in and for the State of Maryland, County of _____, this ____ day of _____, 20 ____.

Notary Public
My Commission expires: _____

**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 FRESH DOOR, LLC A MARYLAND LIMITED LIABILITY COMPANY

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
3234 ELMLEY AVENUE BALTIMORE MD 21213

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

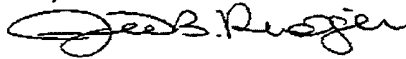
Witness

Name

**Date

Signature

3b. Entity Transferors



Witness/Attest Jill B. Rudiger

FRESH DOOR, LLC

Name of Entity

JOSHUA ANNAN

By



07/08/2026

Name

**Date

AUTHORIZED SIGNOR/SOLE MEMBER

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, Room 412, Baltimore, MD 21202

Court Address

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

1. I, Joshua Annan, 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.

07/08/2026

Date

Joshua Annan

Signature of Affiant

Joshua Annan

Printed Name of Affiant

State of Maryland Land Instrument Intake Sheet ☒ Baltimore City ☐ County: _____ <i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (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.								
		☒ Deed ☒ Deed of Trust		☐ Mortgage ☐ Lease		☐ Other _____		☐ Other _____		
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) Cite or Explain Authority	Recordation State Transfer County Transfer								
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration		\$ 189,000.00		Transfer Tax Consideration				
		Any New Mortgage		\$ 185,576.00		X () % = \$				
		Balance of Existing Mortgage		\$		Less Exemption Amount = \$				
		Other:		\$		Total Transfer Tax = \$				
		Other:		\$		Recordation Tax Consideration = \$				
		Full Cash Value:		\$		X () per \$500 = \$				
						TOTAL DUE = \$				
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:		
		Recording Charge		\$ 60.00		\$ 60.00		Tax Bill:		
		Surcharge		\$		\$				
		State Recordation Tax		\$		\$		C.B. Credit:		
		State Transfer Tax		\$		\$				
		County Transfer Tax		\$		\$		Ag. Tax/Other:		
		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)(f).	District	Property Tax ID No. (1)	Grantor Liber/Folio		Map		Parcel No.	Var. LOG	
		08	254178E074	/28452/ 00012		0008		0000	(5)	
		Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		17X70			074	4178E				
		Location/Address of Property Being Conveyed (2)								
		3234 ELMLEY AVENUE, BALTIMORE, MD 21213-1602								
		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: _____								
			Doc. 1 – Grantor(s) Name(s)				Doc. 2 – Grantor(s) Name(s)			
7	Transferred From	FRESH DOOR, LLC, A MARYLAND LIMITED LIABILITY COMPANY				LAURA J. LASH				
		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)				
		LAURA J. LASH				PNC BANK, N.A.				
						SAMUEL I WHITE				
		New Owner's (Grantee) Mailing Address								
		3234 ELMLEY AVENUE, BALTIMORE, MD 21213-1602								
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)				
10	Contact/Mail Information	Instrument Submitted By or Contact Person						☒ Return to Contact Person		
		Name: 5260MDF-MS						☐ Hold for Pickup ☐ Return Address Provided		
		Firm: CAPITOL TITLE GROUP								
		Address: 811 RITCHIE HIGHWAY STE 200								
		SEVERNA PARK, MD 21146				Phone: 410-544-6700				
11	IMPORTANT: BOTH THE ORIGINAL DEED 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 transfer include personal property? If yes, identify:								
		☐ Yes ☒ No Was property surveyed? If yes, attach 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		20		20		Geo.		Map		
Land		Buildings		Total		Zoning		Grid		
Use		Parcel</								