

Liberty Title & Escrow of Maryland, LLC.

1300 York Road, Suite 130A, Lutherville, MD 21093

Phone: (410)252-5535 | Fax: (410)252-7511

MASTER STATEMENT

Settlement Date: July 13, 2026

Disbursement Date: July 13, 2026

Escrow Number: MDL26009108

Escrow Officer: Jessica Harp

Email: Jessica.Harp@libtitle.com

Borrower: Molly Neel and Steve Watkins
2738 Guilford Ave
Baltimore, MD 21218-4415

Seller: Christine F. Hohmann
94 Butternut Lane
Berkeley Springs, WV 25411

Property: 2503 Guilford Avenue
Baltimore, MD 21218
Lot(s): 002 Block: 3834 Section: 15 Tax/Map ID(s): 12-15-3834-002

Lender:

SELLER			BORROWER	
\$	DEBITS	\$ CREDITS	\$	DEBITS \$ CREDITS
		FINANCIAL CONSIDERATION		
		250,000.00 Sale Price of Property	250,000.00	
		Deposit		5,000.00
		PRORATIONS/ADJUSTMENTS		
		3,863.28 City/Town Taxes at \$3,994.61	3,863.28	
		07/13/26 to 07/01/27		
20.25		Ground Rent Adj.		20.25
		04/23 - 07/13		
		COMMISSIONS		
595.00		Real Estate Agency Admin / Flat Fee Seller to		
		Cummings & Co. Realtors		
		Cummings & Co. Realtors		
6,250.00		Real Estate Commission - Listing Broker to		
		Cummings & Co. Realtors		
		\$250,000.00 @ 2.5000% = \$6,250.00		
		Cummings & Co. Realtors		
6,250.00		Real Estate Commission - Selling Broker to		
		Everything Real Estate		
		\$250,000.00 @ 2.5000% = \$6,250.00		
		Everything Real Estate		
		TITLE & ESCROW CHARGES		
		Title - Lien Certificate to Liberty Title & Escrow of	60.00	
		Maryland, LLC.		
		Title - Overnight Delivery Fee to Liberty Title &	40.00	
		Escrow of Maryland, LLC.		
125.00		Title - Procurement/Obtain Release Fee to Liberty		
		Title & Escrow of Maryland, LLC.		
		Title - Recording Service Fee to Liberty Title &	85.00	
		Escrow of Maryland, LLC.		
		Title - Search Fee to Liberty Title & Escrow of	220.00	
		Maryland, LLC.		
		Title - Settlement Fee to Liberty Title & Escrow of	300.00	
		Maryland, LLC.		

SELLER			BORROWER	
\$	DEBITS	\$ CREDITS	\$ DEBITS	\$ CREDITS
		TITLE & ESCROW CHARGES		
		Title - Owner's Title Insurance to Liberty Title & Escrow of Maryland, LLC.	1,352.50	
0.00		Wire Out Payoff to Liberty Title & Escrow of Maryland, LLC.		
		Policies to be issued:		
		Owners Policy		
		Coverage: \$250,000.00 Premium:		
		\$1,352.50		
		Version: ALTA Homeowner's Policy of Title Insurance 2021 w-MD Mod		
		GOVERNMENT CHARGES		
		Recording Fees to Circuit Court for Baltimore City, Clarence M. Mitchell, Jr. Courthouse	60.00	
1,875.00		City/County transfer tax (\$3,750.00) to Baltimore City, Director of Finance	1,875.00	
100.00		Recording Fee - Release (\$0.00) to Circuit Court for Baltimore City, Clarence M. Mitchell, Jr. Courthouse		
		2		
1,250.00		State Recordation/Stamps (\$1,030.00) to Baltimore City, Director of Finance	1,030.00	
625.00		State Transfer Tax (\$1,250.00) to Circuit Court for Baltimore City, Clarence M. Mitchell, Jr. Courthouse	0.00	
		MISCELLANEOUS CHARGES		
		Attorney Review to Bradford I. Webb, Esq.	50.00	
3,994.61		Property Taxes to Baltimore City, Director of Finance		
		26/27 Annual Taxes		
0.00		Property Taxes - hold for tax bill		
0.00		Lien Certificate Escrow		
10,814.04		MD Non Resident Withholding to Circuit Court for Baltimore City, Clarence M. Mitchell, Jr. Courthouse		
48.88		Open Water Bill to Baltimore City, Director of Finance		
		Survey to Exacta Land Surveyors, LLC	0.00	
100.00		Water Escrow to Liberty Title and Escrow Company (Water Escrow)	100.00	
32,047.78	253,863.28	Subtotals	259,035.78	5,020.25
		Balance Due FROM Borrower		254,015.53
221,815.50		Balance Due TO Seller		
253,863.28	253,863.28	TOTALS	259,035.78	259,035.78

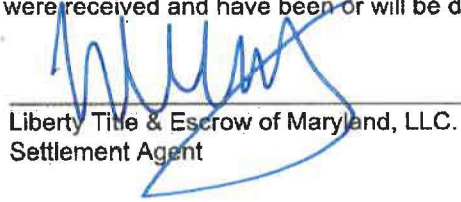
I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BORROWER:



Stephen Hunter Watkins

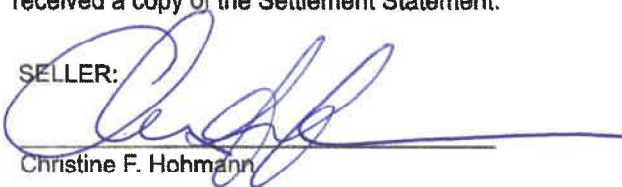
To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Liberty Title & Escrow of Maryland, LLC.
Settlement Agent

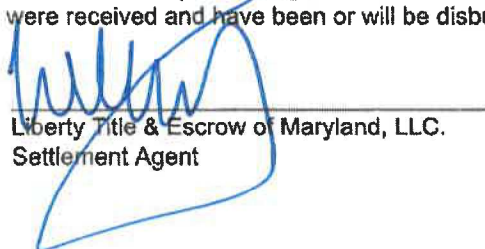
I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:



Christine F. Hohmann

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Liberty Title & Escrow of Maryland, LLC.
Settlement Agent