

AFTER RECORDING RETURN TO:
Mark Plakotoris and Amanda Piedra
108 Hawthorn Road
aka 108 Hawthorne Road
Baltimore, MD 21210
Tax ID#: 27-14-4945-011

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$8,330.00
03-18-2025 CMU

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$12,825.00
03-18-2025 CMU

DOCUMENT PREPARED BY:
Sage Title Group, LLC
16 Greenmeadow Drive, Suite 200
Timonium, MD 21093
File Number: 410601BRCS

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$2,137.50
TOTAL \$2,197.50
XAC CC
Mar 21, 2025 12:54 pm

This Deed, MADE THIS 13th day of February, 2025, by and between **Todd**

C. Wade and Heather L. Wade, parties of the first part, and **Mark Plakotoris and Amanda Piedra**, parties of the second part.

WITNESSETH, That in consideration of the sum of **EIGHT HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$855,000.00)**, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, in fee simple, as joint tenants, all that parcel of ground situated in **Baltimore City, Maryland** and as described as follows, that is to say:

Being the southernmost forty-four feet of Lot No. 5 and the northernmost twelve feet of Lot No. 4 in Block No. 8 as shown on Plat No. 1 of Roland Park, recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1 folio 68, which said plat including the endorsements thereon is hereby referred to and which property is more particularly described as follows:

Beginning for the same on the west side of Hawthorne Road between Kenwood Road and Spring Lane at a point on the east line of said Lot No. 4 distant twelve feet southerly from the northeast corner thereof, thence northerly binding on the west side of Hawthorne Road for _____ feet, thence westerly, parallel with the south line of said Lot No. 5 a distance of one hundred and sixty-five feet more or less to the east side of St. Mary's Lane, thence southerly binding on the east side of St. Mary's Lane fifty-six feet, thence easterly in a straight line one hundred and sixty-five feet, more or less, to the place of beginning.

All taxes for which assessments have been Received have been Paid as of 03-18-2025 CMU
Director of Finance
Baltimore City

The improvements thereon being known as 108 Hawthorn Road (aka 108 Hawthorne Road), Baltimore, Maryland 21210; Tax ID#: 27-14-4945-011

BEING the same property which by deed dated June 1, 2018 and recorded among the Land Records of Baltimore City, Maryland in Liber No. mB 20235, folio 426, was granted and conveyed by Christopher Dunham and Leta M. Dunham unto Todd C. Wade and Heather L. Wade

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as joint tenants, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

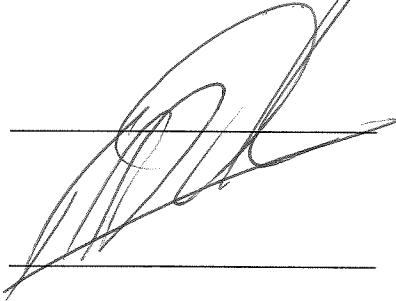
Buyers' Initials:

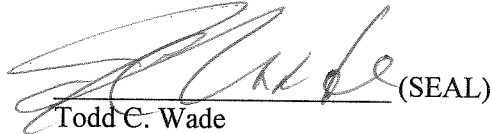
MAP

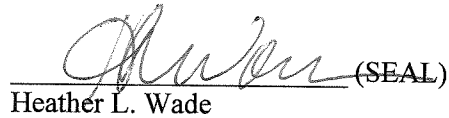
AGR

AND the said parties of the first part do 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.

WITNESS the hands and seals of the said parties of the first part:



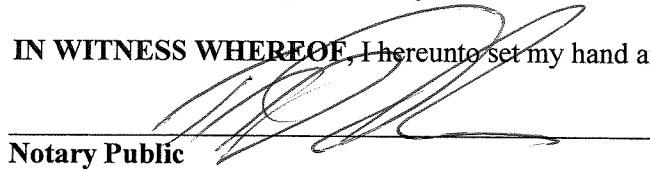
 (SEAL)
Todd C. Wade

 (SEAL)
Heather L. Wade

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

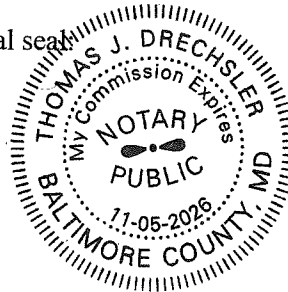
I HEREBY CERTIFY, that on this 13th day of February, 2025, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County/City, personally appeared **Todd C. Wade and Heather L. Wade** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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


Notary Public

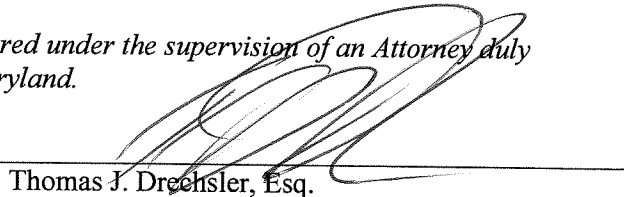
My Commission Expires:

11-5-2026



ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Supreme Court of Maryland.


Thomas J. Drechsler, Esq.

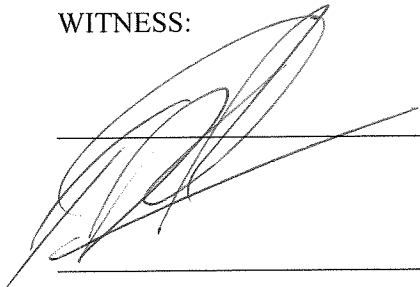
AFFIDAVIT OF INDIVIDUAL(S)
TO QUALIFY FOR TAX EXEMPTION FOR FIRST TIME MARYLAND HOMEBUYER(S)

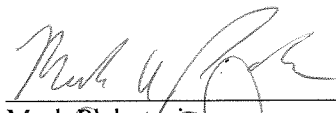
Grantee(s) hereby make oath or affirm under penalties of perjury that the following statements are true:

1. The undersigned individuals and each of them has/have never before owned an interest in residential real property located in the State of Maryland that has been the individual's principal residence; and
2. The property described in the Deed to which this affidavit is attached is improved by a residence which will be occupied as my/our principal residence for at least 7 of the 12 months immediately following the conveyance herein; and
3. I/we am/are fully qualified to make this affidavit.
4. This affidavit is made to qualify Grantee(s) for benefits under TP section 13-203.
5. In the event the hereinabove statements are being certified by an agent pursuant to Tax-Property Section 13-409(b), said Agent certifies:
 - a. That the representations are based on a diligent inquiry made by the agent; and
 - b. Are true to the best knowledge information and belief of the agent.

WITNESS the hands and seals of the said parties of the second part:

WITNESS:



 (SEAL)
Mark Plakotoris
 (SEAL)
Amanda Piedra

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

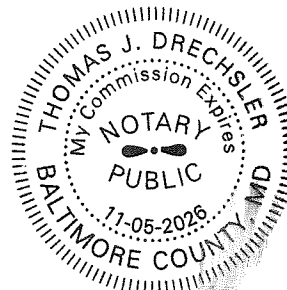
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IN WITNESS WHEREOF, I hereunto set my hand and official seal:

Notary Public

My Commission Expires:

11-05-2026

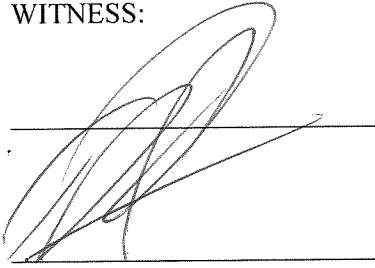


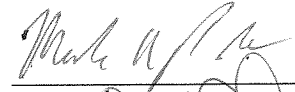
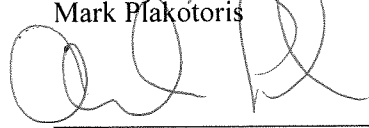
OWNER OCCUPANCY AFFIDAVIT

THE WITHIN GRANTEEES DO HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AT LEAST 7 OUT OF 12 MONTHS IMMEDIATELY AFTER THE PROPERTY IS CONVEYED AS EVIDENCED BY THE SIGNATURES BELOW

WITNESS the hands and seals of the said parties of the second part:

WITNESS:



 (SEAL)
Mark Plakotoris
 (SEAL)
Amanda Piedra

STATE OF MARYLAND CITY/COUNTY OF BALTIMORE to wit:

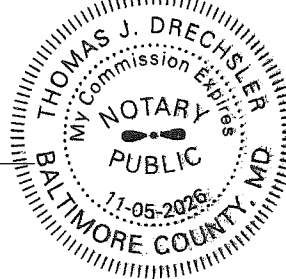
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IN WITNESS WHEREOF, I hereunto set my hand and official seal:

Notary Public

My Commission Expires:

11-5-2026



MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2025

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 Heather L. Wade

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

108 Hawthorn Road

aka 108 Hawthorne Road, Baltimore MD

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

Heather L. Wade
Name

Signature

2/13/25
**Date

3b. Entity Transferors

Witness/Attest

Name of Entity

By

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.
12/23

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1. Transferor Information

Name of Transferor Todd C. Wade

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

108 Hawthorn Road

aka 108 Hawthorne Road, Baltimore MD

3. Reasons for Exemption

Resident Status



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland



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Todd C. Wade

Name

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12/23



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5139 FAX (410) 332-0216

INTAKE SHEET

Instructions: Complete this form and affix it to the front of each and every deed that is being submitted for processing.

Document Detail: Deed, Deed of Trust

Taxable Conveyance Consideration \$855,000.00
Basis: ☒ Sales Price ☐ Assessed Value ☐ New Mortgage ☐ Existing Mortgage

Exempt Conveyance Reason _____
Include "No Consideration" Affidavit if applicable

Grantor (s) Todd C. Wade and Heather Wade
Grantee (s) Mark Plakotoris and Amanda Piedra,

Single Property X Multiple Properties _____

(If you check multiple properties, include the first property on this page and all others should be entered on the attached addendum. We do not verify legal descriptions.)

Property Address: 108 Hawthorn Road W/S/B/L: 27-14-4945-011
aka 108 Hawthorne Road, Baltimore, MD 21210

Fee Simple ☒ Leasehold ☐ Amount _____

Multiple Deed Transfer Yes ☐ No ☒

Refinance Yes ☐ No ☒ Refinance Affidavit Included? Yes ☐ No ☒

Amount of New Loan \$417,500.00 Amount of Existing Loan

Eligible for OOC? Yes ☒ No ☐ _Principal Residence Affidavit Included? Yes ☒ No ☐

HUD 1 Enclosed? ☒ Yes ☐ No ☐ N/A

New Owner's Mailing Address: 108 Hawthorn Road, Baltimore, MD 21210

Transfer Tax Payment \$12,825.00 Recordation Tax Payment \$8,330.00

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

Important Notice: ** Effective July 1, 2014 our office will be enforcing new policies & procedures regarding deeds that are conveying multiple properties. If a deed is conveying multiple properties, for example a condominium and a parking space or a property and a "descriptive" lot; then the properties must be clearly identified in the deed and on the intake sheet. In addition, if the properties have their own unique parcel number (block & lot), a lien sheet must be obtained for each and every parcel number. By law, all liens must be satisfied prior to transfer. If a deed has been recorded and subsequently it is found that a parcel was erroneously omitted because it was not clearly identified and/or a lien sheet was not obtained, then the omitted property will not be transferred until the responsible party (i.e. title company, attorney, or whoever handled the settlement) obtains a lien sheet and pays all open liens.

** I have read and understand the policies regarding the transfer of multiple properties mentioned above. CRH (Initials)

Submitter Info:

Name:	Carol Hendrix
Firm:	Sage Title Group, LLC
Address:	16 Greenmeadow Drive, Suite 200, Timonium, MD 21093
Phone:	410-252-8211
E-mail:	carol.hendrix@sagetitlegroup.com