

Tax ID No. 26-28-6122-022
Passport Title Services, LLC
File No. **26-PTS-764**

This Deed of Assignment, made this 1 day of ^{July}~~June~~, 2026, by and between

Elaine R. Morton, Grantor, party of the first part;

and

Aneika Peoples, as sole owner, Grantee, party of the second part.

- Witnesseth -

That in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00),

and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and assign to the said Grantee, her Personal Representatives and assigns

the LEASEHOLD interest in all that lot of ground situate in Baltimore City, State of Maryland, and described as follows, that is to say:

BEGINNING for the same on the southeastern side of Robertson Avenue at the distance of 595.39 (erroneously referred to as 95.39 feet in prior deed) feet northeasterly measured along the southeastern side of Robertson Avenue from the northern side of Chatford Avenue which place of beginning is at a point in line with the center of a partition wall there erected and running thence northeasterly binding on the southeastern side of Robertson Avenue 16 feet to a point in line

with the center line of another partition wall there erected; thence running southeasterly to, through and along the center line of said mentioned partition wall to the end thereof and continuing the same course in all 102.03 feet to the northwestern side of an alley 16 feet wide there situate; thence running southwesterly binding on the northwestern side of said alley with the use thereof in common with others 16.13 feet to meet a line drawn southeasterly from the place of beginning to, through and along the center line of the partition wall first above mentioned in this description; thence running northwesterly reversing said line so drawn and binding thereon 99.93 feet to the place of beginning.

For informational purposes only: the improvements thereon being known as 4343 Robertson Avenue, Baltimore, MD.

Being the same property which by assignment dated October 6, 1978, and recorded among the Land Records of Baltimore City, Maryland on October 10, 1978, in Liber 3672, in Folio 257, was granted and assigned by Patrick M. Nugent and Katherine A. Nugent unto David A. Morton and Elaine R. Morton, tenants by the entireties. The said David A. Morton having departed this life on November 25, 2022 therefore vesting all right, title and interest in Elaine R. Morton as surviving tenant by the entirety.

By the execution of this Deed, the party of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

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

To Have and To Hold the said described lot of ground and premises to the said Grantee, her Personal Representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of \$90.00 payable semiannually on the 23rd day of May and November in each and every year.

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

Grantor hereby declares and affirms that the property herein described, in the Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

Witness the hand and seal of the said Grantor.

WITNESS:

WITNESS

Elaine R. Morton

(SEAL)

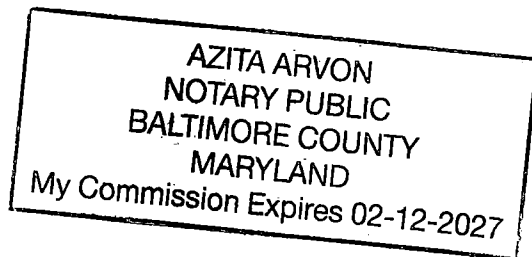
STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 1 day of ^{July}~~June~~, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Elaine R. Morton, 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:



THIS IS TO CERTIFY that the within Deed of Assignment was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

_____(SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Passport Title Services, LLC
1 Research Court
Suite 450
Rockville, MD 20850

**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 Elaine R. Morton

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

4343 Robertson Avenue, Baltimore, MD 21206

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

Elaine R. Morton

Name

7/1/26
**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

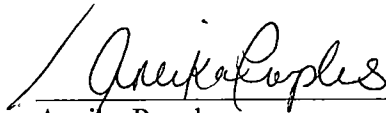
Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

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.

**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 4343 Roberton Avenue, Baltimore, MD 21206.
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.



Aneika Peoples

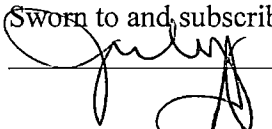
Or, the undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 4343 Roberton Avenue, Baltimore, MD 21206.
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.

Aneika Peoples

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

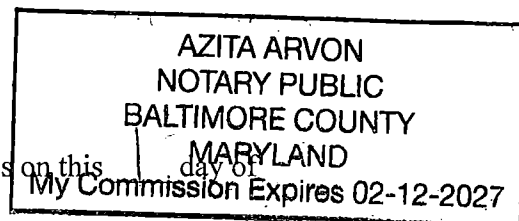
Sworn to and subscribed before me by Aneika Peoples on this _____ day of _____, 2026.



Signature of Notary Public

My Commission Expires:

(SEAL)



Owner/Occupant Affidavit:

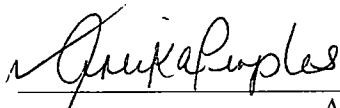
Pursuant to Section 13-408 Tax Property Article

The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief:

1. That the undersigned is/are the purchaser(s) of the property located at 4343 Robertson Avenue, being residentially improved real property, and being more particularly described as Baltimore City County, Maryland:
And
2. That the undersigned will occupy the herein described property as his/her/their principal residence by actually occupying the residence for at least 7 months of a 12 month period.; and

This affidavit is being executed in order to qualify for and obtain a partial exemption from the applicable County Transfer Tax pursuant to Section 13-408 of the Tax Property Article.

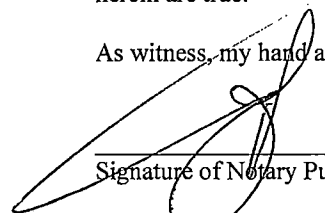
NOTE: All Grantees must sign.

 (SEAL)
Aneika Peoples

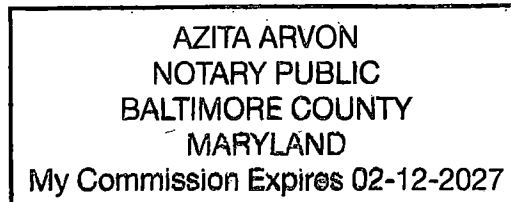
STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 1 day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Aneika Peoples, 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:



Note: This must be signed by the borrower and not by an attorney in fact.