

Definitive Title, LLC  
File No. 2025-MD-1684  
Tax ID # 17-04-0431-056  
Underwriter: Old Republic National Title Insurance Company

CITY OF BALTIMORE MARYLAND  
Bureau of Revenue Collections  
Recordation Tax Paid  
10-20-25 26002141 \$2,770.00  
Date Transaction # Amount  
Stephanie J. [Signature]  
Authorized Signature

1082

**This Deed of Assignment**, made this 25th day of September, 2025 by and between WEO Management Group, LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Markia Anise Brown, sole owner, party of the second part, Grantee.

- Witnesseth -

**That in consideration** of the sum of TWO HUNDRED NINETY NINE THOUSAND AND 00/100 (\$299,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor do grant and assign to the said Markia Anise Brown, sole owner Grantee, she Personal Representatives and assigns the LEASEHOLD interest in all that lot of ground situate in the County of Baltimore City, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME in the northeast side of Myrtle Avenue at the distance of eighty-four feet southeasterly from Dolphin Street and running thence southeasterly on the northeast side of Myrtle Avenue thirteen feet four inches to the center of a partition wall there situate and running thence northeasterly parallel with Dolphin Street eighty feet to the southwest side of an alley ten feet wide there situate and running thence northwesterly on the southwest side of said alley with the use thereof in common thirteen feet four inches and running thence southwesterly and through the center of a partition wall there situate eighty feet to the place of beginning.

Subject to the Annual Ground Rent of \$65.00 per year payable on the 1st days of May and November.

For informational purposes only: The property being known as: 1143 Myrtle Avenue -431

Being the same property by which Deed of Assignment is dated October 10, 2024 and recorded January 31, 2025 among the Land Records of Baltimore City, State of Maryland in Liber 27621, folio 252 which was assigned by Reginald Ready unto WEO Management Group LLC.

Tax ID No.: 17-04-0431-056

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract 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 Markia Anise Brown, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in LEASEHOLD.

**And** the said party of the first part 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.

All taxes for which assessments have been  
Received have been paid as of this date  
10-20-25  
Director of Finance of Baltimore City By [Signature]

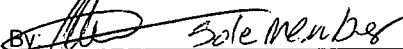
CITY OF BALTIMORE MARYLAND  
Bureau of Revenue Collections, Transfer Tax Division  
Transfer Tax Paid  
10-20-25 444986 \$4,485.00  
Date Cash Slip # Amount  
Stephanie J. [Signature]  
Authorized Signature

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28443 p.0474 MSA\_CE\_164\_37600. Date available 10/23/2025. Printed 7/27/2026.

As Witness the hand and seal of said Grantor, the day and year first above written.

  
WITNESS

WEO Management Group, LLC, a Maryland  
Limited Liability Company

By  (SEAL)  
Willian Emerson Ordonez, Sole Member

STATE OF MARYLAND  
CITY OF BALTIMORE

On this 25th day of September, 2025, before me, the undersigned officer, personally appeared Willian Emerson Ordonez, Sole Member of WEO Management Group, LLC, a Limited Liability Company, and that he/she/they, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Sole Member.

In witness thereof I hereunto set my hand and official seal.

  
Signature of notary public

Fabio Ferrara  
NOTARY PUBLIC  
HARFORD COUNTY  
MARYLAND  
MY COMMISSION EXPIRES October 16, 2026

Notary Public  
My Commission Expires: 10 / 16 / 26

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.

 (SEAL)  
Christopher Goebel, Esq.

AFTER RECORDING, PLEASE RETURN TO:  
**Definitive Title, LLC**  
**754 Washington Boulevard**  
**Baltimore, MD 21230**

**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 WEO Management Group, LLC

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

1143 Myrtle Avenue, Baltimore, MD 21201

**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

WEO Management Group, LLC

Name of Entity

By

William Emerson Ordonez

Name

\*\*Date

Sole Member

Title

\*\* Form must be dated to be valid.

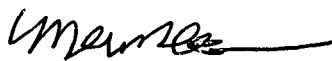
**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

**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.

**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 1143 Myrtle Avenue, Baltimore, MD 21201.
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.



Markia Anise Brown

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 1143 Myrtle Avenue, Baltimore, MD 21201.
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.

Markia Anise Brown

STATE OF MARYLAND  
CITY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Markia Anise Brown on this 25th day of September, 2025.

 (SEAL)  
Signature of Notary Public

My Commission Expires:

10/18/26

|                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;">Fabio Ferrara<br/>NOTARY PUBLIC<br/>HARFORD COUNTY<br/>MARYLAND<br/>MY COMMISSION EXPIRES October 16, 2026</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------|

CITY OF BALTIMORE, MARYLAND  
CERTIFICATION OF OWNER-OCCUPIED STATUSState of Maryland  
City of Baltimore

I, Markia Anise Brown, do hereby certify and affirm

under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as  
1143 Myrtle Avenue, Baltimore, MD 21201 and that I will occupy that property as my principal residence  
for at least 7 of the 12 months immediately following this conveyance.



Markia Anise Brown

STATE OF MARYLAND  
CITY OF BALTIMORE, to wit:

I hereby certify that on the 25th day of September, 2025, before me, the subscriber, a Notary Public of the  
State of Maryland, in and for the County aforesaid, personally appeared Markia Anise Brown, 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.

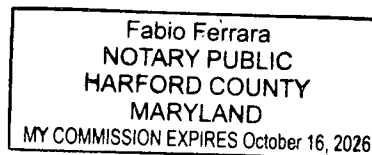
As witness, my hand and notarial seal.



Signature of Notary Public

My Commission Expires:

10/16/26

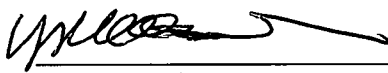


## OWNER OCCUPANCY AFFIDAVIT

Markia Anise Brown, the Grantee 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 me.

WITNESS:



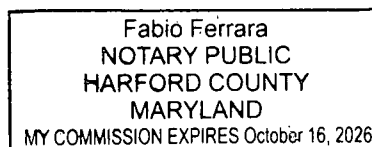
 (SEAL)  
Markia Anise Brown

STATE OF MARYLAND  
CITY OF BALTIMORE, to wit:

I hereby certify that on the 25th day of September, 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Markia Anise Brown, 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:

10/16/26

1041

431.<sup>PS</sup>

LR - Deed (w Taxes) \$120.00  
 Recording only \$120.00  
 Name: WEO MANAGEMENT  
 GROUP LLC/ MARKIA  
 BROWN  
 Ref: 1143 MYRTLE AVE  
 LR - Deed (with Taxes) \$40.00  
 Surcharge \$40.00  
 LR - Deed State \$40.00  
 Transfer Tax \$747.50  
 LR - NR Tax - 1kd 0.00  
 Subtotal: \$807.50  
 Total: \$807.50  
 10/21/2025 02:44  
 CC24-CHC  
 #19247551 CC0801 -  
 Baltimore City  
 Mitchell/CC08.01.06 -  
 Register 06

\$40  
 \$20 CC  
 \$747.50