

ABODE SETTLEMENT GROUP, LLC

10308B Baltimore National Pike
Ellicott City MD 21042
Telephone: 410-465-9200 Fax: 410-465-9242

July 14, 2026

Property Address:
4528 Pimlico Rd
Baltimore, MD 21215
Tax ID# 15-27-3061 A-032

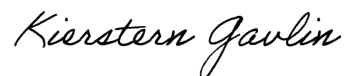
To Whom It May Concern:

On July 10, 2026 Abode Settlement Group, LLC conducted settlement for the property address: 4528 Pimlico Rd, MD 21215. On this day, the now former owner, INHOME 24 LLC, executed a Deed selling this property to the now new owner, Goldie V Walker

After settlement was completed, the Post-Closing Department at Abode Settlement Group, prepared the recording for this property and sent it down to Baltimore City to be processed. Currently at this time. Baltimore City is in possession of the Deed to be recorded in the Land Records to reflect the new Owner. Once Baltimore City. has successfully processed this Deed, the new owner, Goldie V Walker, will show as the new owner of this property.

If any additional information is needed from the Title Company, please call us at 410-465-9200.

Thank you,



Kiersten Gavlin
Abode Settlement Group LLC

ABODE SETTLEMENT GROUP, LLC

10308B Baltimore National Pike
Ellicott City MD 21042
Telephone: 410-465-9200 Fax: 410-465-9242

July 10, 2026

INHOME 24 LLC (Ikbal Koca) provides permission for the transfer of rental license to Goldie Walker (buyer of 3416 Mount Pleasant Avenue Baltimore, Maryland 21224) on this 10th day of July, 2026 which is the date of sale.

Goldie V. Walker

Buyer

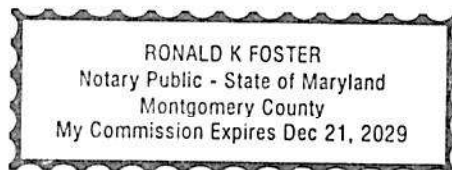
Seller

Acknowledged before me this 10th day of July 2026

Ronald K. Foster

Notary Public

(Notary Seal)



ABODE SETTLEMENT GROUP, LLC

10308B Baltimore National Pike

Ellicott City MD 21042

Telephone: 410-465-9200 Fax: 410-465-9242

July 10, 2026

INHOME 24 LLC (**Ikbal Koca**) provides permission for the transfer of rental license to Goldie Walker (buyer of 3416 Mount Pleasant Avenue Baltimore, Maryland 21224) on this 10th day of July, 2026 which is the date of sale.

Buyer

DocuSigned by:

ikbal koca

212190007189410

Seller

Acknowledged before me this 10th day of July 2026

Signed by:

Lisa Martinez

6CDD6E34C5EB4B9

Notary Public

DS



Lisa Martinez
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 673492
Commission Expires: 10/01/2028

(Notary Seal)

File No./Escrow No.: 26-12031
 Print Date & Time: 07/09/2026 04:41 PM
 Officer/Escrow Officer:
 Settlement Location:
 10308B Baltimore National Pike, Ellicott City MD 21042

Abode Settlement Group, LLC
 10308B Baltimore National Pike
 Ellicott City MD 21042

Property Address: 4528 Pimlico Rd, Baltimore, MD 21215
 Buyer: Goldie V Walker
 Seller: INHOME 24 LLC
 Lender: First Home Mortgage Corporation

Settlement Date: 7/10/2026
 Disbursement Date: 7/10/2026
 Additional dates per state requirements:

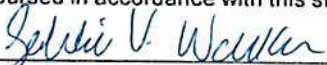
Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$148,100.00	
Deposit		\$1,000.00
Loan Amount		\$118,480.00
Prorations/Adjustments		
City/Town Taxes from 7/10/2026 to 6/30/2027	\$1,718.13	
Other Loan Charges		
Loan Amount (Points)	\$2,221.50	
Underwriting Fees	\$895.00	
Application Fees	\$95.00	
Processing Fee	\$995.00	
Technology Fee	\$150.00	
Appraisal Fee: \$650.00 POC-Borrower		
Credit Report Fee	\$198.75	
Flood Certification	\$7.50	
Appraisal Management Co. Fee: \$75.00 POC-Borrower		
Prepaid Interest to First Home Mortgage Corporation	\$506.00	
Impounds		
Homeowner's Insurance 3 mo @ \$ 124.17/mo	\$372.51	
Property Taxes 3 mo @ \$ 147.50/mo	\$442.50	
Title Charges & Escrow / Settlement Charges		
Abstract with Mortiles/ASG	\$345.00	
Attorney Cert Fee with JEFFREY S. YABLON, LLC	\$85.00	

Description	Borrower/Buyer	
	Debit	Credit
Closing Agent Fee with ASR/ASG/BancServ	\$210.00	
Closing Prot. Letter	\$55.00	
Lender's Policy	\$416.50	
Recording Service Fee with Mortiles/ASG/Simplifie	\$40.00	
Title Exam Fee with Abode Settlement Group, LLC	\$695.00	
Lien Certificates with DIRECTOR OF FINANCE/UPS	\$110.00	
Owner's Policy	\$824.02	
Government Recording and Transfer Charges		
State Transfer Tax to Circuit Court for Baltimore City	\$370.25	
City Transfer Tax to Director of Finance	\$1,110.75	
Recording Fees (Mortgage) to Circuit Court for Baltimore City	\$115.00	
Recording Fees (Deed) to Circuit Court for Baltimore City	\$60.00	
State Recordation Tax to Director of Finance	\$742.50	
Miscellaneous		
Homeowner's Insurance Premium to TRAVELERS INDEMINITY AND AFFILIATES	\$1,490.00	
Courier Fee to Credit & Closing Experts LLC	\$200.00	
Buyer Broker Fee to Pro Comp Realtors	\$995.00	
Recording Escrow HOLD to Escrow Account for Abode Settlement Group	\$250.00	

	Debit	Credit
Subtotals	\$163,815.91	\$119,480.00
Due From Borrower		\$44,335.91
Due To Seller		
Totals	\$163,815.91	\$163,815.91

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Abode Settlement Group, LLC to cause the funds to be disbursed in accordance with this statement.


 Goldie V Walker

Escrow Officer

American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No./Escrow No.: 26-12031
Print Date & Time: 07/09/2026 04:41 PM
Officer/Escrow Officer:

Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042

Settlement Location:
 10308B Baltimore National Pike, Ellicott City MD 21042

Property Address: 4528 Pimlico Rd, Baltimore, MD 21215
Buyer: Goldie V Walker
Seller: INHOME 24 LLC
Lender: First Home Mortgage Corporation

Settlement Date: 7/10/2026
Disbursement Date: 7/10/2026
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		\$148,100.00
Prorations/Adjustments		
City/Town Taxes from 7/10/2026 to 6/30/2027		\$1,718.13
Title Charges & Escrow / Settlement Charges		
Wire/Overnight Fee with Abode Settlement Group, LLC	\$90.00	
Commission		
Real Estate Commission Sellers Broker to Everything Real Estate LLC	\$5,183.50	
Real Estate Commission Buyers Broker to Pro Comp Realtors	\$3,702.50	
Government Recording and Transfer Charges		
State Transfer Tax to Circuit Court for Baltimore City	\$370.25	
City Transfer Tax to Director of Finance	\$1,110.75	
State Recordation Tax to Director of Finance	\$742.50	
Miscellaneous		
Recording Escrow HOLD to Escrow Account for Abode Settlement Group	\$450.00	
26/27 Property Taxes to Director of Finance	\$1,761.57	
July Rent Prorated to Goldie V Walker	\$1,217.32	
Security Deposit to Goldie V Walker	\$1,875.97	
Open Water to Director of Finance	\$5,705.28	
RON Closing Fee to Lisa Martinez	\$150.00	
Seller Admin Fee	\$545.00	

	Debit	Credit
Subtotals	\$22,904.64	\$149,818.13
Due From Borrower		
Due To Seller	\$126,913.49	
Totals	\$149,818.13	\$149,818.13

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Abode Settlement Group, LLC to cause the funds to be disbursed in accordance with this statement.

INHOME 24 LLC

DocuSigned by:

By: ikbal koca
21219CC67199410

Escrow Officer

Tax ID No. 27-18-4626A-090D
Abode Settlement Group, LLC
File No. 26-12031

This Deed of Assignment, made this 10th day of July, 2026, by and between INHOME 24 LLC, Grantor, party of the first part;

and

Goldie V Walker, Grantee, as Sole Owner, his/her personal representatives and assigns, party of the second part.

- **Witnesseth** -

That in consideration of the sum of One Hundred Forty-Eight Thousand One Hundred And 00/100 Dollars (\$148,100.00), 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 the City of Baltimore, State of Maryland and described as follows, that is to say:

Beginning for the same on the southwest side of Old Pimlico Road at the distance of 120 feet 10 inches northwesterly from the corner formed by the intersection of the southwest side of Old Pimlico Road and the northwest side of Summit Avenue, running thence northwesterly binding on the southwest side of Old Pimlico Road 24 feet 2-1/2 inches to a point in line with the center of the partition wall erected between the house on the lot now being described and the house on the lot adjoining thereto on the northwest running thence southwesterly at right angles to Old Pimlico Road to and through the center of said last mentioned partition wall and continuing the same course 130 feet to the southwest side of a 20 foot alley there laid out running thence southeasterly parallel with Old Pimlico Road and binding along the southwest side of a 20 foot alley with the use thereof in common 15 feet 4-3/4 inches, more or less, to the southernmost outline of the property now or formerly owned by Richard Hentsehel and wife thence northeasterly binding along the southernmost outline of the property now or formerly owned by Richard Hentsehel and wife 130 feet 5-1/4 inches to the place of beginning.

The improvements thereon being known as 4528 Pimlico Road, Baltimore, Maryland - 21215

BEING the leasehold property which, by Deed of Assignment dated January 20, 2021, and recorded in the Land Records of the City of Baltimore, Maryland, in Book 24570, Page 361, was granted and conveyed by DANETT, LLC unto INHOME 24 LLC, the Grantor herein.

By the execution of this Deed, the party of the first part hereby certifies 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 \$96.00 payable half-yearly on the 18th days of April and October in each and every year.

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

Grantor hereby declares and affirms that the property herein described, in the City of Baltimore, State of 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:

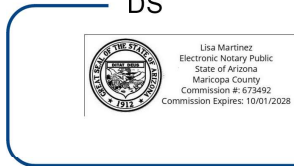
Signed by:
Lisa Martinez
6CDD8E34C5EB4B9
Witness

INHOME 24 LLC
DocuSigned by:
By: Ikbal Koca {SEAL}
21219CC67199410...

LLM City of Baltimore, State of Maryland, AVONDALE ARIZONA

AND NOW, this 10th day of July, 2026, before me, the undersigned Notary Public, appeared Ikbal Koca, who acknowledged himself/herself to be the Sole Owner of INHOME 24 LLC, and he/she, as such himself being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in my presence the name of the corporation by himself/herself as such.

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



Signed by:
Lisa Martinez
Notary Public
My commission expires 10/01/2028

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.

Jeffrey S. Yablon, Esq

AFTER RECORDING, PLEASE RETURN TO:
Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042

**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 INHOME 24 LLC

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

4528 Pimlico Rd, Baltimore, MD 21215

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

Signed by:

Lisa Martinez

Witness

DS



Lisa Martinez
Electronic Notary Public
State of Arizona
Maricopa County
Commission # 673492
Commission Expires 10/01/2028

INHOME 24 LLC

Name of Entity

DocuSigned by:

ikbal koca

By 21219CC67199410...

Ikbal Koca

7/10/26

Name

**Date

Sole Owner

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.