

AFTER RECORDING, RETURN TO:

Attn: S26-31508T
Eagle Title
16 Willow Avenue
Towson, MD 21286

Tax ID No.: 24-01-1915-110

DEED

THIS DEED, made this 20th day of March, 2026, by and between **CHARLES G. BERNSTEIN, TRUSTEE OF THE CHARLES G. BERNSTEIN REVOCABLE TRUST**, dated June 8, 2006, as amended and restated January 17, 2017, party of the first part, GRANTOR, and **SAMANTHA HAUGHTON GREENSPAN AND ROBERT MICHAEL GREENSPAN**, parties of the second part, GRANTEES.

WITNESSETH, that for and in consideration of the sum of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars (\$485,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **SAMANTHA HAUGHTON GREENSPAN AND ROBERT MICHAEL GREENSPAN**, as tenants by the entireties, unto the survivor of them, his or her personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in Baltimore City, State of Maryland and described as follows, that is to say:

Being known and designated as Lot No. 3 as shown on Plat entitled, "Revisions to Chandlers Yard, 400 Block E. Cross Street, 400 Block Grindall Street," which Plat is recorded among the Land Records of Baltimore City in Plat Pocket Folder RHB No. 2591.

The improvements thereon being known as 437 Grindall Street.

Tax Id. No. 24-01-1915-110

BEING the same property which, by Deed dated March 20, 2017, and recorded among the Land Records of Baltimore City, Maryland, in Liber 18992, folio 364, was granted and conveyed by Charles G. Bernstein, unto Charles G. Bernstein, Trustee of the Charles G. Bernstein Revocable Trust.

SUBJECT to all easements, covenants and restrictions of record.

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 **SAMANTHA HAUGHTON GREENSPAN AND ROBERT MICHAEL GREENSPAN**, as tenants by the entireties, unto the survivor of them, his or her personal representatives, heirs and assigns, in fee simple.

[SIGNATURES BEGIN ON NEXT PAGE]

WITNESS the hands and seals of said Grantor, the day and year first above written.

Charles G. Bernstein (SEAL)
Charles G. Bernstein, Trustee of the Charles G.
Bernstein Revocable Trust

STATE OF Maryland, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 18 day of March, 2026,
before me, the subscriber, a Notary Public of the aforesaid State, personally appeared **Charles
G. Bernstein**, known to me or satisfactorily proven to be the person whose name is subscribed
to the within instrument, and acknowledged the foregoing Deed to be his act as the Trustee of
The Charles G. Bernstein Revocable Trust (the "Trust"), that he has not received notice of
removal as Trustee of the Trust, and in my presence signed and sealed the same.

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



E. U. Jiraneck
NOTARY PUBLIC
My Commission Expires:

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 highest Court of Maryland.

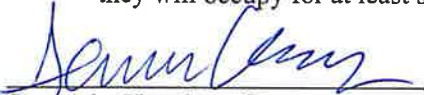
A handwritten signature in dark ink, appearing to read 'B. T. Walsh', with a stylized, flowing script.

Bradley T. Walsh, Esquire

OWNER OCCUPANCY AFFIDAVIT

THE UNDERSIGNED(S) STATE(S) UNDER OATH AS FOLLOWS:

1. The undersigned is the Grantee of residentially improved real property located at 437 Grindall Street, Baltimore, MD 21230.
2. The undersigned state that the above referenced property will be their principal residence which they will occupy for at least seven (7) months of a twelve (12) month period.


Samantha Haughton Greenspan


Robert Michael Greenspan

STATE OF MARYLAND
COUNTY OF Baltimore, to wit:

Sworn to and subscribed before me by Samantha Haughton Greenspan and Robert Michael Greenspan on this March 20, 2026.

 (SEAL)
Signature of Notary Public

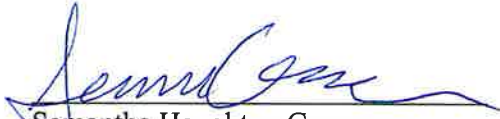
My Commission Expires:



**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned are Grantees of residentially improved real property located at 437 Grindall Street, Baltimore, MD 21230.
2. The undersigned are first-time Maryland home buyers (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.


Samantha Haughton Greenspan


Robert Michael Greenspan

OR, the undersigned state _____ under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned is/are Grantee(s) of residentially improved real property located at 437 Grindall Street, Baltimore, MD 21230.
2. The undersigned is/are co-maker(s) or guarantor(s) 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.

Printed Name of Co-Signer:

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Samantha Haughton-Greenspan, Robert Michael Greenspan and on this 20th day of March, 2026.

 (SEAL)
Signature of Notary Public

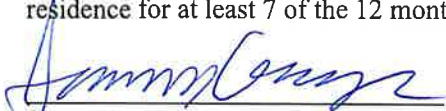
My Commission Expires:



CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

We, Samantha Haughton Greenspan and Robert Michael Greenspan, do hereby certify and affirm under the penalties of perjury that we have purchased property in the City of Baltimore, Maryland, known as 437 Grindall Street, Baltimore, MD 21230 and that we will occupy that property as our principal residence for at least 7 of the 12 months immediately following this conveyance.


Samantha Haughton Greenspan


Robert Michael Greenspan

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 20th day of March, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Samantha Haughton Greenspan, Robert Michael Greenspan and , 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:



**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 The Charles G. Bernstein Revocable Trust

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

437 Grindall Street, Baltimore, MD 21230

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

The Charles G. Bernstein Revocable Trust 3/18/26

Name of Entity

By

Charles G. Bernstein

Name

**Date

Trustee

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.