

Salazar Law, PC

File No. 25-5854

Tax ID # 27-23-4312A-001K

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$657.25
TOTAL \$717.25
XAC KW
Oct 22, 2025 02:58 pmCity of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$3,943.50
10-17-2025 SSAll taxes for which assessments
have been Received have been
Paid as of 10-17-2025 SS
Director of Finance
Baltimore City

This Deed of Assignment, made this 29th day of September, 2025, by and between
Andrew D. Goldfinger, GRANTOR, and **Avraham Y. Hittman** and **Tzippora Hittman**, husband and
wife, GRANTEES.

Witnesseth –

That in consideration of the sum of TWO HUNDRED SIXTY TWO THOUSAND
NINE HUNDRED AND 00/100 DOLLARS WITH 00/100 (\$262,900.00), the receipt of which is hereby
acknowledged, the said Grantor does hereby grant and convey to the said Grantees all that lot of ground
situate in Baltimore City, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the northwest side of Glen Avenue distant
611.25 feet southwesterly from the intersection of said northwest side of Glen Avenue and
the southwest side of Glen Avenue and running thence binding on said northwest side of
Glen Avenue south 45 degrees 36 minutes west 50 feet, thence at right angles to said Glen
Avenue north 44 degrees 24 minutes west 189.01 feet to the southeast side of a 10 foot
alley there situate, thence binding on the southeast side of said alley with use thereof in
common with others north 44 degrees 29 minutes east 50 feet, thence at right angles to said
Glen Avenue south 44 degrees 24 minutes east 189.98 feet to the place of beginning.

The improvements thereon being known as No. 3906 Glen Avenue

BEING THE SAME PROPERTY which, by Deed of Assignment dated August 30, 1974,
recorded among the Land Records of Baltimore City, State of Maryland on September 5,
1974 in Liber No. 3162, Folio 373, was granted and conveyed by Frederic J. Zisk and
Mindy ZisK unto Andrew D. Goldfinger and Sheila L. Goldfinger as tenants by the
Entireties.

Sheila L. Goldfinger, having departed this life on or about June 19, 2012, thus vesting
interest in Andrew D. Goldfinger, the Grantor herein.

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.

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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 Avraham Y. Hittman and Tzippora Hittman, as tenants by the entirety, the survivor of them and his or her personal representatives, heirs and assigns, for all the residue of the term of years yet to come and unexpired therein, for the benefit of renewal forever, subject to the payment of the annual rent of \$120.00 payable in half-yearly installments on the 14th days of February and August of each and every year.

And the Grantor 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.

{Signature Page to Follow}

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In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

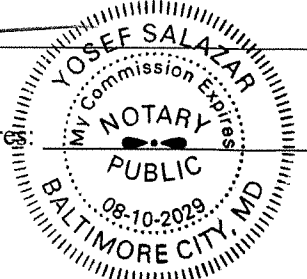
ATTEST:

Andrew D. Goldfinger (SEAL)

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE }

I hereby certify that on this 29th day of September, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Andrew D. Goldfinger**, the Grantor herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

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 Supreme Court of Maryland.

Yosef Chaim Salazar, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Salazar Law, PC
1517 Reisterstown Road, 1st Fl.
Baltimore, MD 21208

**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 Andrew D. Goldfinger

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

3906 Glen Avenue, 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.

☐

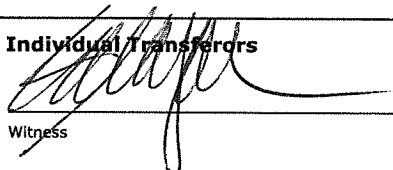
Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

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.

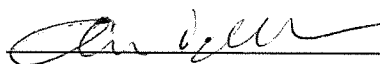
3a. Individual Transferors


Witness

Andrew D. Goldfinger

Name

**Date


Signature

9/29/25

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.

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(Please mark, and complete if necessary, which statement applies to the sale of the aforesaid property)

TENANT HAS NOT RESPONDED TO OFFER OF SALE

The property known as **3906 Glen Avenue Baltimore, MD 21215** in Baltimore City had been let to _____ as a single family residence, and an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code was sent on _____ to _____ (tenant's last known address), being the last address known to me, of the aforementioned tenant and the corporation have received no response to said offer of sale.

PROPERTY OCCUPIED BY PURCHASER/TENANT IS PURCHASER

The Grantee herein was the tenant occupying the property for the last six (6) months, and therefore, Ordinance No. 1228 adding Section 46-55 to Article 13 of the Baltimore City Code is not applicable.

9/29/25

PROPERTY UNOCCUPIED BY ANYONE

The property **3906 Glen Avenue Baltimore, MD 21215** has not been occupied by a tenant within the last six (6) months of the date of transfer, and therefore Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

SELLER AS OCCUPANT

The Grantor herein occupied the property **3906 Glen Avenue Baltimore, MD 21215** and therefore Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

TENANT RESPONDED BUT FAILED TO CONTRACT

_____ being the tenant of the property known as **3906 Glen Avenue Baltimore, MD 21215** in Baltimore City, following an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code sent _____ has failed to enter into a contract to purchase said property in the manner and time provided by Sections 47 thru 52 of Article 13 of the Baltimore City Code.

Dated this 29th day of September, 2025

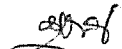

Andrew D. Goldfinger

9/29/25

**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 each individual:

1. The undersigned are the Grantees of residentially improved real property located at **3906 Glen Avenue, Baltimore, MD 21215** and being more particularly described as Tax ID 27-23-4312A-001K.
2. The undersigned are first-time Maryland home buyers (defined 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 Grantees' principal residence.



Avraham Y. Hittman Grantee



Tzipora Hittman Grantee

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of Baltimore, this September 29, 2025.



Notary Public
My Commission Expires: _____

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
County of Baltimore

We, Avraham Y. Hittman and Tzippora Hittman, do hereby certify and affirm under the penalties of perjury that we have purchased property in the City of Baltimore, Maryland, known 3906 GLEN AVENUE BALTIMORE, MD 21215 and that we will occupy that property as our principal residence for at least 7 of the 12 months immediately following this conveyance.

Avraham Y. Hittman

Tzippora Hittman

Subscribed and sworn to before me this 29th day of September, 2025.

Notary Public

My commission expires:

