

After Recording, Return To:
Timothy Jones Jr.
3805 Edmondson Avenue
Baltimore, MD 21229

Lakeside Title Company
File No. MD92809-TL
Tax ID # 20-03-2292-003
Insurer: Commonwealth Land Title Insurance Company
Property Address: 3805 Edmondson Avenue, Baltimore, MD 21229

THIS DEED, made this 31st day of July, 2026, by
and between **Annie Doris Brown**, GRANTOR, and **Timothy Jones Jr.**, GRANTEE.

WITNESSETH, That for and in consideration of the sum of **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said **Timothy Jones Jr., as sole owner, his personal representatives and assigns**, in fee simple, all that certain lot of ground lying and being situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING for the same on the South side of Edmondson Avenue at the distance of 44 feet Westerly from the corner formed by the intersection of the South side of Edmondson Avenue and the West side of Mount Holly Street, which place of beginning is designed to be at a point in a line with the center of the partition wall there situate, and running thence Westerly binding on the South side of Edmondson Avenue 22 feet to a point in a line with the center of the partition wall there situate; and running thence Southerly parallel with Mount Holly Street to and through the center of the partition wall last above mentioned 105 feet to the North side of an alley 10 feet wide there situate; thence running Easterly binding on the North side of said alley with the use thereof in common 22 feet to intersect a line drawn Southerly parallel with Mount Holly Street through the center of the partition wall in this description first above mentioned; and running thence Northerly

reversing said line so drawn and binding thereon 105 feet to the place of beginning.

BEING that property which, by Deed dated February 17, 2020, and recorded among the Land Records of Baltimore City in Liber 21993 at folio 396, was granted and conveyed by Annie Doris Brown, Personal Representative of the Estate of Sandra Deloris Artis and Annie Doris Brown. The said Sandra Deloris Artis departed this life on October 17, 2016. See Baltimore City Estate filed in Docket No. 112335, unto Annie Doris Brown.

ALSO BEING that property, which by Deed dated January 17, 2008, and recorded among the Land Records of Baltimore City in Liber 10487 at folio 401, was granted and conveyed by Sandra Deloris Artis, Personal Representative of the Estate of Norman Artis, known in the records of the Register of Wills for Baltimore City as Estate Number 79410 and Sandra Deloris Artis, in her personal capacity, unto Sandra Deloris Artis and Annie Doris Brown, daughters of the late Norman Artis and sole surviving heirs at law.

TOGETHER WITH the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Timothy Jones Jr., as sole owner, his personal representatives and assigns, in fee simple.

GRANTEE'S (BUYER'S) INITIALS

TJ

AND the Grantor 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.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE(S)]

AS WITNESS the hand and seal of said Grantor, the day and year first above written.

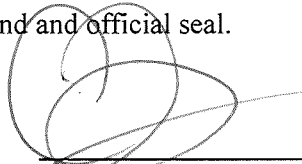

Annie Doris Brown (SEAL)

STATE OF MARYLAND, CITY/COUNTY OF BAWMORE, TO WIT:

I HEREBY CERTIFY that on this 24th day of JULY, 2026, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Annie Doris Brown**, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her 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.

CHRISTINE L. DOUGLAS
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPTEMBER 26, 2026


Notary Public
My commission expires 9/26/26

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice law before the Court of Appeals of Maryland.

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a series of loops and a long horizontal stroke, positioned above a solid horizontal line.

Raina M. Rath, Esquire

**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 Annie Doris Brown

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
3805 Edmondson Avenue, Baltimore, MD 21229

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

Annie Doris Brown

Name

7/31/26
**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.

OWNER OCCUPANCY RESIDENTIAL STATEMENT

CITY OF BALTIMORE

I, Timothy Jones Jr., do hereby certify and affirm under the penalties of perjury that I have purchased property in the City of Baltimore known as 3805 Edmondson Avenue, Baltimore, MD 21229 which I shall occupy as my principal residence for at least 7 of the 12 months immediately following this conveyance.

X 

Timothy Jones Jr.

Date: 7/31/2026

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

The undersigned each 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. Each of the undersigned is a Grantee of residentially improved real property located at 3805 Edmondson Avenue, Baltimore, MD 21229, and being more particularly described as Metes & Bounds, Tax Id. No. 20-03-2292-003.
2. Each of the undersigned is a first-time Maryland home buyer (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 Grantee's principal residence.



Timothy Jones Jr.

The undersigned each 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. Each of the undersigned is a Grantee of residentially improved real property located at 3805 Edmondson Avenue, Baltimore, MD 21229, and being more particularly described as Metes & Bounds, Tax ID Number 20-03-2292-003, Baltimore City, MD.
2. Each of the undersigned is a 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.

Grantor/Co-Maker

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 Harris, this 31st day of July, 2016.

REBECCA W. MCNAUGHTON
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES FEBRUARY 19, 2030



Notary Public

My Commission Expires: _____