

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$572.50
TOTAL \$632.50
XAC CC
Jul 31, 2026 11:50 am

ARCH Title Group
File No. ATG-26-361
Tax ID #: 17-2281A-012

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$2,070.00
07-31-2026 YR

This Deed, made this 23 day of July, 2026, by and
between Evelyn D. Adepoju, formerly known of record as Evelyn D. Bethea, GRANTOR, and
Raquel Cherry, GRANTEES.

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$3,105.00
07-31-2026 YR

All taxes for which assessments
have been Received have been
Paid as of 07-31-2026 YR
Director of Finance
Baltimore City

- **Witnesseth** -

That in consideration of the sum of TWO HUNDRED TWENTY NINE
THOUSAND AND 00/100 (\$229,000.00), which includes the amount of any outstanding
Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor
does hereby grant and convey to the said Grantees, as unto the survivor of them, their heirs and
assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland
and described as follows, that is to say:

BEGINNING for the same on the north side of Mulberry Street at the distance of 69 feet
8 3/4 inches South 84 degrees 9 minutes East from the northeast corner of Mulberry and
Denison Streets at a point in a line drawn parallel with and 5 feet westerly from the west
side of the house on the lot now being described and running thence South 84 degrees 9
minutes East binding on the north side of Mulberry Street 23 feet 3 inches to a point in
line with the center of the partition wall between the house on the lot now being
described and that adjoining on the east thence North 2 degrees 24 feet west to and
through the center of said wall and continuing the same course in all 72 feet 7 3/4 inches
to the center of an alley 4 feet wide thence binding thereon with the use thereof in
common South 41 degrees 55 minutes west 32 feet 11 inches to the end of said alley and
to intersect a line drawn parallel with and 5 feet westerly from the west side of the house
on the lot now being described and thence South 2 degrees 24 minutes east binding on
said line 45 feet 8 inches to the place of beginning.

The improvements thereon being known as 3402 West Mulberry Street Baltimore MD
21229

Tax ID# 20-17-2281A-012

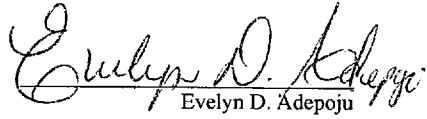
And BEING the same property which by deed dated August 3, 2020 and recorded among
the Land Records of Baltimore City, Maryland on December 8, 2020, in Liber 22446, at
folio 298, was granted and conveyed by A Place to Call Home, Inc. unto Evelyn D.
Bethea.

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 Raquel Cherry, as , in fee simple.

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.

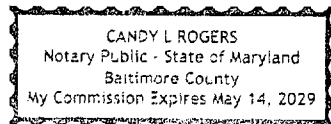
In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

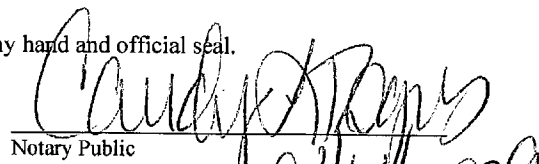

Evelyn D. Adepoju

STATE OF Maryland } ss
COUNTY OF Baltimore

I hereby certify that on this 23 day of July, 2026 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Evelyn D. Adepoju, 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 their 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: 05/14/2029

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.



G. Russell Donaldson, Esquire

AFTER RECORDING, PLEASE RETURN TO:
ARCH Title Group
1655 Crofton Boulevard
Suite 201
Crofton, Maryland 21114



CIRCUIT COURT FOR Baltimore City, MARYLAND
City/County

Located at 100 North Calvert Street, Room 610, Baltimore, MD 21202
Court Address

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)

1. I, G. Russell Donaldson, Esquire, am over eighteen years of age and competent to testify.
Name
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an “electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document.”
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

July 23, 2026

Date

A handwritten signature in cursive script, appearing to read "G. Russell Donaldson".

Signature of Affiant

G. Russell Donaldson, Esquire
Printed Name of Affiant

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 Evelyn D. Adepoju

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

3402 West Mulberry Street, 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

Candy L. Rogers

Evelyn D. Adepoju

Name

Signature

**Date

07/23/2020

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.

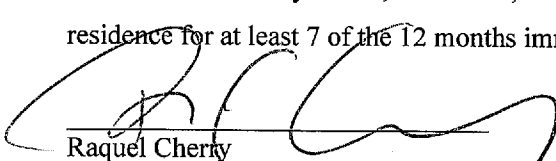
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Raquel Cherry, do hereby certify and affirm

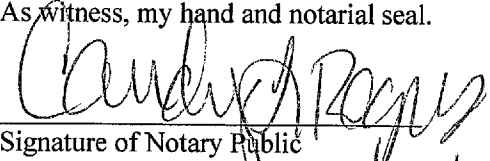
under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as
3402 West Mulberry Street, Baltimore, MD 21229 and that I will occupy that property as my principal
residence for at least 7 of the 12 months immediately following this conveyance.


Raquel Cherry

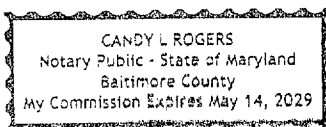
STATE OF MARYLAND *Baltimore*
COUNTY OF ~~ANNE ARUNDEL~~ *Baltimore* to wit:

City 231
I hereby certify that on the *23* day of July, 2026, before me, the subscriber, a Notary Public of the
State of Maryland, in and for the County aforesaid, personally appeared Raquel Cherry, 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

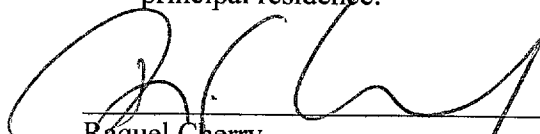
My Commission Expires: *05/14/2029*



**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 individual:

1. The undersigned is Grantee of residentially improved real property located at 3402 West Mulberry Street, Baltimore, MD 21229.
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.



Raquel Cherry

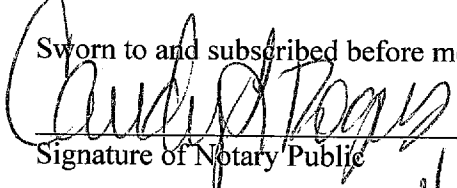
Or, the undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 3402 West Mulberry Street, Baltimore, MD 21229.
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.

Raquel Cherry

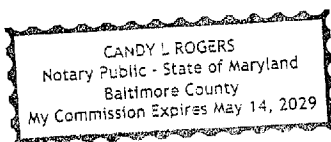
STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL, to wit:

Sworn to and subscribed before me by Raquel Cherry on this 23 day of July, 2026.

 (SEAL)

Signature of Notary Public

My Commission Expires: 05/14/2029



Space Reserved for County Validation

AOC-CC-300(5/2007).

File No.: ATG-26-361



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5122 FAX (410) 332-0216

INTAKE SHEET

Instructions: Complete this form and affix it to the front of each and every deed that is being submitted for processing.

Document Detail:

Taxable Conveyance Consideration \$229,000.00

Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason

Include "No Consideration" Affidavit if applicable

Grantor(s) Evelyn D. Adepoju

Grantee (s) Raquel Cherry

Single Property X Multiple Properties

(If you check multiple properties, include the first property on this page and all others should be entered on an attached addendum. We do not verify legal descriptions.)

Property Address: 3402 West Mulberry Street W/S/B/L 17-2281A-012

Fee Simple X Leasehold Amount

Multiple Deed Transfer Yes No X

Refinance Yes No X Refinance Affidavit Included? Yes No X

Amount of New Loan \$224,852.00 Amount of Existing Loan \$

Eligible for OOC? Yes X No Principal Residence Affidavit Included? Yes X No

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 3402 West Mulberry Street, Baltimore, MD 21229

(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment Recordation Tax Payment

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

****Important Notice & Affidavit:** If a deed is conveying multiple properties, for example a condominium and a parking space or a property and a "descriptive" lot; then the properties must be clearly identified in the deed and on the intake sheet. In addition, if the properties have their own unique parcel number (block and lot), a lien sheet must be obtained for each and every parcel number. By law, all liens must be satisfied prior to transfer. If a deed has been recorded and subsequently it is found that a parcel was erroneously omitted because it was not clearly identified and/or a lien sheet was not obtained, the undersigned responsible party will be responsible to obtain a lien sheet for each and every omitted property and paying any and all liens/taxes that may be due. Responsible party (i.e. Title Company, attorney, or whoever handled the settlement) must obtain a lien sheet and pay all open liens.

**** I have read and understand the policies regarding the transfer of multiple properties mentioned above.** (Initials)

Submitter Info:

Name: Stephanie Scott

Firm: ARCH Title Group

Address: 1655 Crofton Boulevard, Suite 201, Crofton, MD 21114

Phone #: (410) 451-8844

E-mail: Stephanie@home1sttitle.com