

Broadview Title
File No. 25QBT-0289
Tax ID # 24-13-1922-326

8/6/25 0850 \$1055.00
Date Transaction # Amount

Authorized Signature

1062

This Deed, made this 17th day of July, 2025 by and between Michelle Richman, party of the first part, Grantor; and Triptish Patel and Anjali Patel, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of SIX HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$637,500.00), 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 grant and convey to the said Triptish Patel and Anjali Patel, husband and wife, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

Being known and Designated as Lot No. 121, as shown on a Plat entitled "Plat of Subdivision of Lot 5-A, The Townes at Harborview" which plat is recorded among the Land Records of Baltimore City, Maryland in Plat No. 3628.

FOR INFORMATIONAL PURPOSES ONLY

The improvements thereon being known as 1252 Harbor Island Walk

Being the same property which by deed dated October 10, 2001, and recorded among the Land Records of Baltimore City, Maryland on November 13, 2001, in Liber 1898, in Folio 111, was granted and conveyed by The Townes at Harborview, L.L.C., a Maryland limited liability company unto Michelle Richman.

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 Triptish Patel and Anjali Patel, husband and wife, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

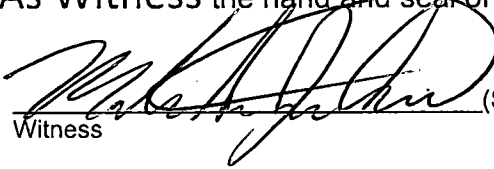
And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same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

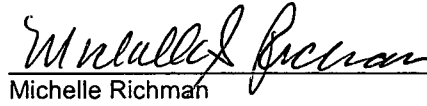
CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid \$6502.50
Date 8/6/25 Cash Slip # 1922
Authorized Signature

taxes have been received from this date
Director of Finance
Baltimore City By

Deed - Individual

As Witness the hand and seal of said Grantor, the day and year first above written.

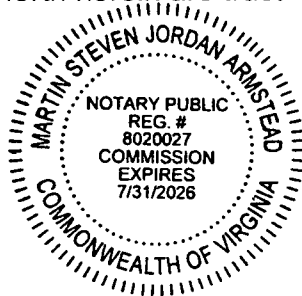
 (SEAL)
Witness

 (SEAL)
Michelle Richman

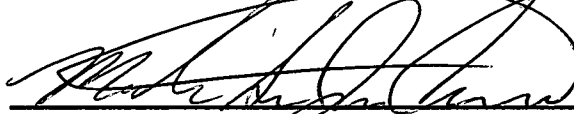
STATE OF VIRGINIA

COUNTY OF VIRGINIA BEACH, to wit:

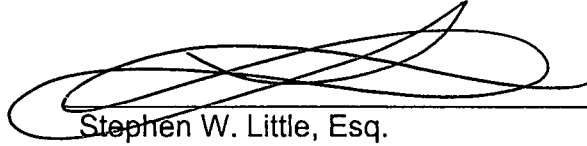
I hereby certify that on the 16 day of JULY, 2025, before me, the subscriber, a Notary Public, in and for the County aforesaid, personally appeared Michelle Richman, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.



As witness, my hand and notarial seal.


Signature of Notary Public
My Commission Expires: 31 JULY 2026

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.

 (SEAL)
Stephen W. Little, Esq.

AFTER RECORDING, PLEASE RETURN TO:

**Broadview Title
2015 Emmorton Road
Suite 102
Bel Air, MD 21015**

Underwriter: First American Title Insurance Company

**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 Michelle Richman

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

1252 Harbor Island Walk, 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

Michelle Richman

Name

Signature

**Date

7/19/2025

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/We, Triptish Patel and Anjali Patel, do hereby certify and affirm under the penalties of perjury that Triptish Patel and Anjali Patel have purchased property in the City of Baltimore known as 1252 Harbor Island Walk Baltimore, MD 21230 which I/We shall occupy as My/Our principal residence for at least 7 of the 12 months immediately following this conveyance.

Triptish Patel
Triptish Patel

Anjali Patel
Anjali Patel

STATE OF MARYLAND, Baltimore, to wit:

I HEREBY CERTIFY, that on this 17th day of July, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Triptish Patel and Anjali Patel, the party(ies) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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

Paula Pizza
Notary Public

My Commission Expires: 7.7.27



5146

1922⁰⁰

LR - Deed (w Taxes)
 Recording only \$120.00
 Name: MICHELLE RICHMAN
 / TRIPITISH PATEL &
 ANJA
 Ref: 1252 HARBOR
 ISLAND WALK
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 3,187.50
 LR - NR Tax - 1kd 0.00
 Subtotal: 3,247.50
 Total: 3,307.50
 08/06/2025 11:56
 CC24-KRM
 #10109685 CC0801 -
 Baltimore City
 Mitche11/CC08.01.13 -
 Register 13

HR 40
 20
 3187.5