Baltimore City Circuit Court
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $775.00
TOTAL $835.00
XAC DB
Aug 03, 2026 11:48 am

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $2,880.00
08-03-2026 DG

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $4,650.00
08-03-2026 DG

Apex Settlement Corporation
File No. **MD-26-6339**
Tax ID # **20-4056A-011**
Underwriter: **Old Republic National Title Insurance Company**

This Deed, made this 15th day of July 2026 by and between **SAINT SKY REAL ESTATE 2, LLC, a Maryland Limited Liability Company**, party of the first part, GRANTOR; and **LORETTA HAMILTON**, an unmarried woman, party of the second part, GRANTEE.

All taxes for which assessments have been Received have been Paid as of 08-03-2026 DG
Director of Finance
Baltimore City

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($310,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor doss grant and convey to the said **LORETTA HAMILTON, AN UNMARRIED WOMAN, AS SOLE OWNER,** 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:

ALL THAT LOT OF GROUND SITUATE IN BALTIMORE CITY, STATE OF MARYLAND KNOWN AS 728 E. 35TH STREET AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME IN THE CENTER OF THIRTY-FIFTH STREET (FORMERLY CARROLL AVENUE), AT THE DISTANCE OF FIFTY FEET WESTERLY FROM THE SOUTHWEST CORNER OF THE LOT CONVEYED IN JULY, 1883, BY C.M. STEWART, TRUSTEE, TO MUELLER, BY DEED RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, IN LIBER W.M.I. NO. 138, FOLIO 105, ETC., AND RUNNING THENCE WESTERLY, BINDING ON THE CENTER LINE OF THIRTY-FIFTH STREET, TWENTY-FIVE FEET; THENCE NORTHERLY TO THE OUTLINE OF THE WHOLE RECORD LOT OF GROUND CONVEYED BY WAIZL TO SOPHIA C. REED, BY DEED RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, IN LIBER E.H.A. NO. 64, FOLIO 532, ETC.,. ONE HUNDRED AND EIGHTY-ONE FEET AND SIX INCHES THENCE EASTERLY BINDING ON SAID OUTLINE AND PARALLEL WITH THIRTY-FIFTH STREET, TWENTY-FIVE FEET AND THENCE SOUTHERLY, BY A STRAIGHT LINE, ONE HUNDRED AND EIGHTY-ONE FEET AND SIX INCHES TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY WHICH BY ASSIGNMENT DATED DECEMBER 2, 2025, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY, MARYLAND ON JANUARY 16, 2026, IN LIBER 28682, IN FOLIO 84, WAS GRANTED AND ASSIGNED BY EUGENE JUBILEE, A WIDOWER, AND ELIJAH JUBILEE, A SINGLE MAN UNTO SAINT SKY REAL ESTATE 2, LLC, A MARYLAND LIMITED LIABILITY COMPANY.

BEING THE SAME PROPERTY WHICH BY ASSIGNMENT DATED DECEMBER 20, 2023, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY, MARYLAND ON FEBRUARY 2, 2024, IN LIBER 26668, AT FOLIO 363, WAS GRANTED AND ASSIGNED BY EUGENE JUBILEE UNTO EUGENE JUBILEE AND ELIJAH JUBILEE AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

FOR INFORMATIONAL PURPOSES ONLY:

PROPERTY ADDRESS: 728 EAST 35TH STREET, BALTIMORE, MD 21218

PARCEL ID : 09-20-4056A-011

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 **LORETTA HAMILTON, AN UNMARRIED WOMAN, AS SOLE OWNER**, in fee simple.

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

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

SAINT SKY REAL ESTATE 2, LLC, A MARYLAND LIMITED LIABILITY COMPANY

Saw Gupta
WITNESS

By: Akashdeep Singh (SEAL)
AKASHDEEP SINGH, MEMBER

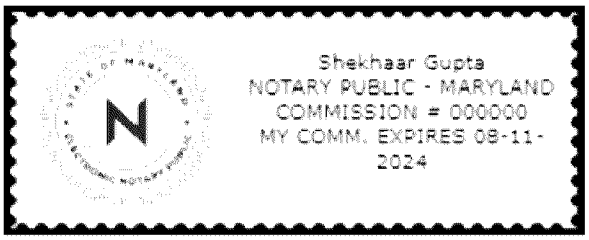
STATE OF MARYLAND
COUNTY OF HOWARD (or City of Baltimore)

On this 15th day of July, 2026, before me, the undersigned officer, personally appeared **AKASHDEEP SINGH, MEMBER OF SAINT SKY REAL ESTATE 2, LLC, A LIMITED LIABILITY COMPANY**, and that he/she/they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Member.

In witness thereof I hereunto set my hand and official seal.

Saw Gupta
Signature of notary public

Notary Public
My Commission Expires: August 11,2028



Notarized using online audio / video communication
Executed in Howard County, MD

AFTER RECORDING, PLEASE RETURN TO:
Apex Settlement Corporation
12305 Autumn Tree Ln
Clarksville, MD 21029

CERTIFICATE OF PREPARATION

THIS IS TO CERTIFY that the within instrument was prepared in accordance with Section 3-104(f)(l), of the Real Property Article of the Annotated Code of Maryland, by or under the supervision of the undersigned, Christopher L. Markham, Esquire, an attorney duly admitted to practice before the Supreme Court of Maryland.

Christopher Markham, Esq., Attorney at Law

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 Saint Sky Real Estate 2, LLC

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

728 East 35th Street, Baltimore, MD 21218

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

Saw Gupta

Witness/Attest

Saint Sky Real Estate 2, LLC

Name of Entity

Akashdeep Singh

By

Akashdeep Singh 07/15/2026

Name **Date

Member

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.

12/25

AFFIDAVIT OF GRANTEE AS FIRST-TIME MARYLAND HOME BUYER

The undersigned states 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 728 East 35th Street, Baltimore, MD 21218.

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.

Loretta Hamilton
Loretta Hamilton

Or, the undersigned states 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 728 East 35th Street, Baltimore, MD 21218.

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.

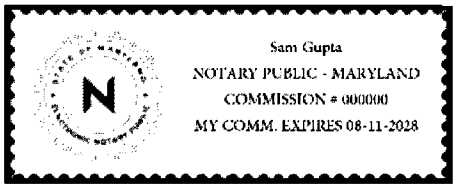
Loretta Hamilton
Loretta Hamilton

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

Sworn to and subscribed before me by Loretta Hamilton on this 15th day of July, 2026.

Sam Gupta
(SEAL)
Signature of Notary Public

My Commission Expires: August 11,2028



Notarized using online audio / video communication
Executed in Howard County, MD

Owner/Occupant Affidavit:

Pursuant to Section 13-408 Tax Property Article

The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief:

1. That the undersigned is/are the purchaser(s) of the property located at 728 East 35th Street, being residentially improved real property, and being more particularly described as Baltimore City County, Maryland:

And

2. That the undersigned will occupy the herein described property as his/her/their principal residence by actually occupying the residence for at least 7 months of a 12 month period.; and

This affidavit is being executed in order to qualify for and obtain a partial exemption from the applicable County Transfer Tax pursuant to Section 13-408 of the Tax Property Article.

NOTE: All Grantees must sign.

Loretta Hamilton
_____(SEAL)
Loretta Hamilton

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

I hereby certify that on the 15th day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Loretta Hamilton, 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.

Sam Gupta
_____
Signature of Notary Public

Sam Gupta
NOTARY PUBLIC - MARYLAND
COMMISSION # 000000
MY COMM. EXPIRES 08-11-2028

My Commission Expires: August 11,2028

Notarized using online audio / video communication
Executed in Howard County, MD

Note: This must be signed by the borrower and not by an attorney in fact.

State of Maryland Land Instrument Intake Sheet

[x] Baltimore City [ ] County: _____

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only – All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments ([ ] Check Box if addendum Intake Form is Attached.)

[x] Deed	[ ] Mortgage	[ ] Other _____	[ ] Other _____
[ ] Deed of Trust	[ ] Lease	[ ] _____	[ ] _____

2 Conveyance Type Check Box

[x] Improved Sale Arms-Length *[1]*	[ ] Unimproved Sale Arms-Length *[2]*	[ ] Multiple Accounts Arms-Length *[3]*	[ ] Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		**Finance Office Use Only Transfer and Recordation Tax Consideration**	
Purchase Price/Consideration	$ 310,000.00	Transfer Tax Consideration	$
Any New Mortgage	$	X ( ) % =	$
Balance of Existing Mortgage	$	Less Exemption Amount -	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value:	$	TOTAL DUE	$

5 Fees

Amount of Fees	**Doc. 1**	**Doc. 2**
Recording Charge	$ 60.00	$
Surcharge	$	$
State Recordation Tax	$ 2,880.00	$
State Transfer Tax	$ 775.00	$
County Transfer Tax	$ 4,650.00	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	**Property Tax ID No. (1)**	**Grantor Liber/Folio**	**Map**	**Parcel No.**	**Var. LOG**
	20-4056A-011	28682 , 84			[ ] (5)

Subdivision Name	**Lot (3a)**	**Block (3b)**	**Sect/AR (3c)**	**Plat Ref.**	**SqFt/Acreage (4)**
	11	4056a			

Location/Address of Property Being Conveyed (2)

728 East 35th Street, Baltimore, MD 21218

Other Property Identifiers (if applicable)	**Water Meter Account No.**

Residential [x] **Or Non-Residential** [ ] | **Fee Simple** [ ] **or Ground Rent** [x] **Amount:** $96.00

Partial Conveyance [ ] **Yes** [x] **No** | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	**Doc. 2 – Grantor(s) Name(s)**
Saint Sky Real Estate 2, LLC	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	**Doc. 2 – Grantee(s) Name(s)**
Loretta Hamilton	

New Owner's (Grantee) Mailing Address

728 East 35th Street, Baltimore, MD 21218

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	**Doc. 2 – Additional Names to be Indexed (Optional)**

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Neel Singh

Firm Apex Settlement Corporation

Address: 12305 Autumn Tree Ln

Clarksville, MD 21029 Phone: (214) 476-2856

[x] Return to Contact Person

[ ] Hold for Pickup

[ ] Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

[x] Yes [ ] No Will the property being conveyed be the grantee's principal residence?

[ ] Yes [x] No Does the transfer include personal property? If yes, identify: _____

[ ] Yes [x] No Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment use only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: White – Clerk's Office Pink – Office of Finance Canary – SDAT Goldenrod – Preparer *AOC-CC-300(5/2007).*

File No.: MD-26-6339