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CITY OF BALTIMORE RECORDATION TAX
 EXEMPT DOCUMENT
 REVENUE COLLECTIONS
 DEPARTMENT OF FINANCE
Alicia Fungsten
 Recordation Clerk
 1/5/26
 Date

Tax ID #: 09-07-4017-039

This No Warranty Deed, made this 5th day of November, 2025, by and between 707 E 21st St LLC, party of the first part, Grantor; and 1725 N Caroline, LLC, party of the second part, Grantee.

This conveyance is exempt from recordation and transfer taxes pursuant to Md. Code, Tax-Property §§ 12-108(w) and 13-207(a)(9), as the Grantor and Grantee are business entities wholly owned by the same individual, and the transfer is made without consideration.

- Witnesseth -

That for and in consideration of the sum of No Dollars (\$0.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby quitclaim, release, and convey unto the Grantee, any and all right, title and interest he may possess in and to the following described lot or parcel of land, together with improvements thereon, situate, lying and being in the City of Baltimore, State of Maryland:

BEGINNING FOR THE SAME on the south side of Twenty-First Street at the distance of forty-four feet nine inches easterly from the east side of Boone Street and in the center of the partition wall there situate; and running thence easterly on the south side of Twenty-First Street fourteen feet ten and one-half inches to the center of the partition wall there situate; thence southerly through the center of said last mentioned wall and continuing the same course parallel with Boone Street in all ninety feet to the north side of an alley fifteen feet wide there situate; thence westerly along said alley, with the use thereof in common, fourteen feet ten and one-half inches; and thence northerly in a straight line passing through the center of said first mentioned wall ninety feet to the place of beginning.

The improvements thereon being known as 707 East 21st Street, Baltimore, MD 21218. - 4017

Being the same tract of ground and premises which, by Deed dated July 29th, 2022, and recorded among the Land Records of Baltimore City, State of Maryland, in Liber no. 25583 folio 395, was granted and conveyed by Alvin Smith, hereinafter grantor, unto 707 E 21st St LLC.

All taxes for which assessments have been
 Received have been paid as of this date

1/5/26
 Director of Finance of Baltimore City By *20*

TRANSFER TAX EXEMPT
 Director of Finance 1/5/26
 PER *Alicia Fungsten* 878525
 Authorized Signature

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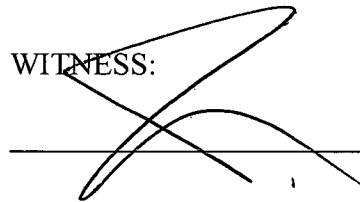
Page 2

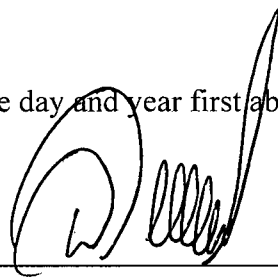
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

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 1725 N Caroline, LLC, in fee simple.

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

WITNESS:



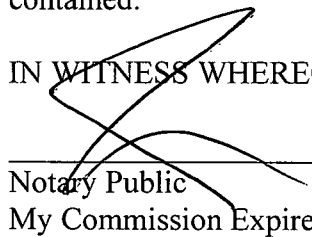


707 E 21st St LLC {Seal}
By: Daniel Leonardo Isaac Derrah, member

STATE OF MARYLAND, HOWARD COUNTY, to wit:

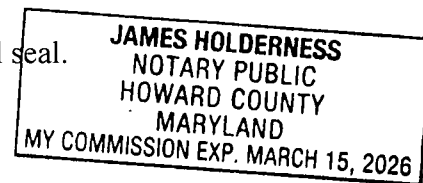
I hereby certify that on this 5th day of November, 2025, before me, the undersigned notary public in and for the jurisdiction aforesaid, personally appeared Daniel Leonardo Isaac Derrah, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

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

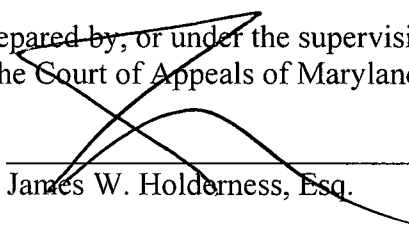


Notary Public

My Commission Expires: 3/15/26



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 Court of Appeals of Maryland.



James W. Holderness, Esq.

AFTER RECORDING, PLEASE RETURN TO:

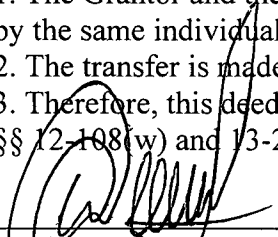
James Holderness, Esq.
4115 Wilkens Avenue
Baltimore, MD 21229

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Affidavit of Tax Exemption Pursuant to Md. Code, Tax-Property §§ 12-108(w) and 13-207(a)(9)

I solemnly affirm under the penalties of perjury that:

1. The Grantor and the Grantee in the attached deed are limited liability companies wholly owned by the same individual.
2. The transfer is made without consideration.
3. Therefore, this deed is exempt from recordation and transfer tax under Md. Code, Tax-Property §§ 12-108(w) and 13-207(a)(9).


Daniel Leonardo Isaac Derrah

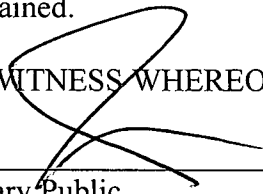
Authorized Signatory

Date: 11/5/2025

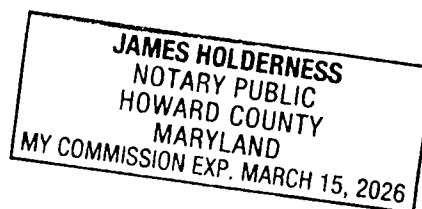
STATE OF MARYLAND, HOWARD COUNTY, to wit:

I hereby certify that on this 5th day of November, 2025, before me, the undersigned notary public in and for the jurisdiction aforesaid, personally appeared Daniel Leonardo Isaac Derrah, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

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


Notary Public

My Commission Expires: 3/15/26



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 707 E 21st St, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
707 E 21st 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

Witness/Attest

707 E 21st St LLC

Name of Entity

By

Daniel Leonardo Isaac Derrah

11/5/2025

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.

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2038

4017 ²³

LR - Deed (No-Taxes) 20.00
Recording Fee
Name: 707 E 21ST ST
LLC/1725 N CAROLINE
LLC
Ref: 707 E 21ST ST
LR - Deed (No-Taxes)
Surcharge 40.00
SubTotal: 60.00
Total: 60.00
01/06/2026 12:05
CC24-KRW
#19351210 CC0801 -
Baltimore City
Mitche11/CC08.01.13 -
Register 13

40
20

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State of Maryland Land Instrument Intake Sheet

☒ 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)

1Type(s) of Instruments

☐ Check Box if addendum Intake Form is Attached.)

☒ Deed
Deed of Trust

☐ Mortgage
Lease

☐ Other _____

☐ Other _____

2Conveyance Type
Check Box

☐ Improved Sale
Arms-Length [1]

☐ Unimproved Sale
Arms-Length [2]

☐ Multiple Accounts
Arms-Length [3]

☒ Not an Arms-
Length Sale [9]

3Tax Exemptions
(if applicable)
Cite or Explain Authority

RecordationRP 12-108(w) and 13-207(a)(9)

State TransferRP 12-108(w) and 13-207(a)(9)

County TransferRP 12-108(w) and 13-207(a)(9)

4Consideration and Tax Calculations

Consideration Amount

Purchase Price/Consideration\$ 0.00

Any New Mortgage\$

Balance of Existing Mortgage\$

Other:\$

Other:\$

Full Cash Value:\$ 0.00

Finance Office Use Only
Transfer and Recordation Tax Consideration

Transfer Tax Consideration\$

X () % = \$

Less Exemption Amount = \$

Total Transfer Tax = \$

Recordation Tax Consideration\$

X () per \$500 = \$

TOTAL DUE\$

5Fees

Amount of Fees

Doc. 1

Doc. 2

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

Recording Charge\$ 60.00\$

Surcharge\$

State Recordation Tax\$ 0.00\$

State Transfer Tax\$ 0.00\$

County Transfer Tax\$ 0.00\$

Other\$

Other\$

6Description 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

09/07/4017/03925583 / 395

Subdivision Name

Lot (3a)

Block (3b)

Sect/AR (3c)

Plat Ref.

SqFt/Acreage (4)

0394017

Location/Address of Property Being Conveyed (2)

707 E 21st Street, Baltimore, MD 21218

Other Property Identifiers (if applicable)

Water Meter Account No.

11000168022

Residential☒ or Non-Residential☐ Fee Simple☒ or Ground Rent☐ Amount:

Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7Transferred From

Doc. 1 – Grantor(s) Name(s)

Doc. 2 – Grantor(s) Name(s)

707 E 21st LLC

Doc. 1 – Owner(s) of Record, if Different from Grantor(s)

Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8Transferred To

Doc. 1 – Grantee(s) Name(s)

Doc. 2 – Grantee(s) Name(s)

1725 N Caroline LLC

New Owner's (Grantee) Mailing Address

1043 N Caroline Street, Apt. 1, Baltimore, MD 21205

9Other Names to Be Indexed

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

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

10Contact/Mail Information

Instrument Submitted By or Contact Person

Name: James Holderness, Esq.

Firm

Address: 4115 Wilkens Avenue, Baltimore, MD 21229

Phone: (240) 856-7095

☐ Return to Contact Person

☒ Hold for Pickup

☐ Return Address Provided

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

Assessment Information

Yes☐ No☒ Will the property being conveyed be the grantee's principal residence?

Yes☐ No☒ Does transfer include personal property? If yes, identify: _____

Yes☐ No☒ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

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.:

Year2020

Geo.

Map

Sub

Block

Land

Zoning

Grid

Plat

Lot

Buildings

Use

Parcel

Section

Occ. Cd.

Total

Town Cd.

Ex. St.

Ex. Cd.

REMARKS:

Space Reserved for County Validation

Distribution: White – Clerk's Office
Pink – Office of Finance

Canary – SDAT
Goldenrod – Preparer

AOC-CC-300 (5/2007)