

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$1,165.00
04-02-2026 SS

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$1,747.50
04-02-2026 SS

All taxes for which assessments
have been Received have been
Paid as of 04-02-2026 SS
Director of Finance
Baltimore City

After Recording, Return To:
Lester A. Reid
1022 West Lombard Street
Baltimore, MD 21223

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$692.50
TOTAL \$752.50
XAC ES
Apr 02, 2026 09:55 am

Lakeside Title Company
File No. MD90531-OR
Tax ID # 18-06-0235-046
Insurer: Old Republic Title Insurance Company
Property Address: 1022 West Lombard Street, Baltimore, MD 21223

THIS DEED, made this 10th day of MARCH, 2026, by
and between **Macy Solomon**, GRANTOR, and **Lester A. Reid**, GRANTEE.

WITNESSETH, That for and in consideration of the sum of **One Hundred Thirty Eight Thousand Five Hundred Dollars and No Cents (\$138,500.00)**, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said **Lester A. Reid**, 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 at the northeast corner or intersection of Lombard Street formerly Goodlove Street and Mount Claire Alley formerly Hollins Alley running thence easterly bounding on the north side of Lombard Street fifteen feet thence northerly parallel with Mount Claire Alley sixty feet and thence westerly parallel through and thence southerly bounding on the eastside of Mount Claire Alley sixty feet to the place of beginning.

BEING that property which, by Deed dated October 31, 2019, and recorded among the Land Records of Baltimore City County in Liber 21652 at folio 80, was granted and conveyed by Kurt Becker and Gregory Lewis, unto Macy Solomon.

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 **Lester A. Reid, as sole owner, his personal representatives and assigns,** in fee simple.

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

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE(S)]

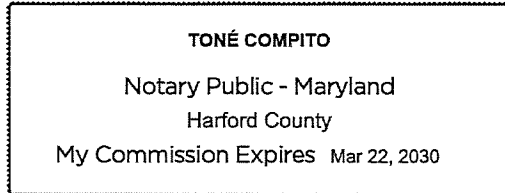
AS WITNESS the hand and seal of said Grantor, the day and year first above written.

Macy Solomon (SEAL)
Macy Solomon

STATE OF Maryland, CITY/COUNTY OF Harford, TO
WIT:

I HEREBY CERTIFY that on this 25th day of February, 2026,
before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Macy
Solomon**, 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 his act, and in my presence signed
and sealed the same, giving oath under penalties of perjury that the consideration recited herein is
correct.

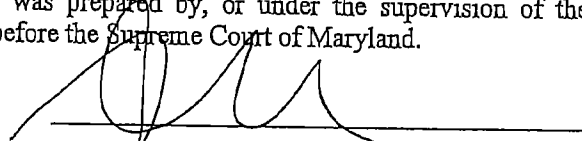
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public
My commission expires 03/22/2030

Notarized remotely online using communication technology via Proof.

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.

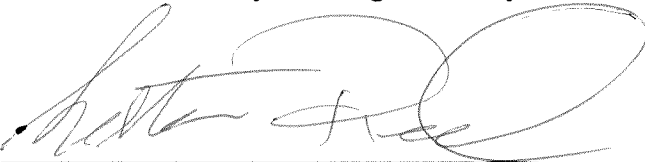
A handwritten signature in dark ink, appearing to be 'Raina M. Rath', is written over a horizontal line.

Raina M. Rath, Esq.

OWNER OCCUPANCY RESIDENTIAL STATEMENT

CITY OF BALTIMORE

I, Lester A. Reid, do hereby certify and affirm under the penalties of perjury that I have purchased property in the City of Baltimore known as 1022 West Lombard Street, Baltimore, MD 21223 which I shall occupy as my principal residence for at least 7 of the 12 months immediately following this conveyance.

X 

Lester A. Reid

Date: 3/10/2026

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 Macy Solomon

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
1022 West Lombard Street, Baltimore, MD 21223

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

Toné Compito

Macy Solomon

02/25/2026

Name

**Date

Macy Solomon

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.


CIRCUIT COURT FOR BALTIMORE CITY, MARYLAND
City/County
 Located at 100 N. CALVERT ST. #610 BALTIMORE, MD.
Court Address 21202

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

1. I, Macy Solomon, am over eighteen years of age and competent to testify.
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 declare under the penalties of perjury that the contents of the foregoing paper is true to the best of my knowledge, information, and belief.

<u>02/25/2026</u> Date	<u>Macy Solomon</u> Signature of Affiant Macy Solomon Printed Name of Affiant
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State of Maryland Land Instrument Intake Sheet [] Baltimore City [X] County: Baltimore City Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only. (Type or Print in Black Ink Only All Copies Must Be Legible)																																						
1	Type(s) of Instruments		[] Check Box if Addendum Intake Form is Attached. <table><tr><td>1</td><td>Deed</td><td></td><td>Mortgage</td><td></td><td>Other</td><td></td><td>Other</td></tr><tr><td>2</td><td>Deed of Trust</td><td></td><td>Lease</td><td></td><td></td><td></td><td></td></tr></table>									1	Deed		Mortgage		Other		Other	2	Deed of Trust		Lease															
1	Deed		Mortgage		Other		Other																															
2	Deed of Trust		Lease																																			
2	Conveyance Type		<table><tr><td></td><td>Improved Sale Arms-Length [1/]</td><td></td><td>Unimproved Sale Arms-Length [2/]</td><td></td><td>Multiple Accounts Arms Length [3/]</td><td></td><td>Not an Arms-Length Sale [4]</td></tr></table>										Improved Sale Arms-Length [1/]		Unimproved Sale Arms-Length [2/]		Multiple Accounts Arms Length [3/]		Not an Arms-Length Sale [4]																			
	Improved Sale Arms-Length [1/]		Unimproved Sale Arms-Length [2/]		Multiple Accounts Arms Length [3/]		Not an Arms-Length Sale [4]																															
		Check Box																																				
3	Tax Exemptions (if Applicable)		<table><tr><td>Recordation</td><td colspan="8"></td></tr><tr><td>State Transfer</td><td colspan="8"></td></tr><tr><td>County Transfer</td><td colspan="8"></td></tr></table>									Recordation									State Transfer									County Transfer								
Recordation																																						
State Transfer																																						
County Transfer																																						
		Cite or Explain Authority																																				
4	Consideration and Tax Calculations		Consideration			Amount			Finance Office Use Only																													
Purchase Price/Consideration			\$138,500.00			Transfer and Recordation Tax Consideration																																
Any New Mortgage			\$138,500.00			Transfer Tax Consideration		\$																														
Balance of Existing Mortgage						x () %		= \$																														
Other:						Less Exemption Amount		- \$																														
						Total Transfer Tax		= \$																														
Other:						Recordation Tax Consideration		\$																														
Full Cash Value						x () per \$500		= \$																														
						TOTAL DUE			\$																													
5	Fees		Amount of Fees			Doc. 1			Doc. 2			Agent:																										
Recording Charge			\$20.00			\$ 20.00			Tax Bill:																													
Surcharge			\$40.00			\$ 40.00																																
State Recordation Tax			\$1,165.00			\$			C.B. Credit:																													
State Transfer Tax			\$692.50			\$																																
County Transfer Tax			\$1,747.50			\$			Ag. Tax/Other:																													
Other						\$																																
Other						\$																																
6	Description of Property		District		Property Tax ID No.(1)		Grantor Liber/Folio		Map		Parcel		Var. LOG																									
				18-06-0235-046		21652/80						[] (5)																										
		Subdivision Name		Lot (3a)		Block(3b)		Sect/AR(3c)		Plat Ref.		SqFt/Acreage(4)																										
		metes & bounds								/																												
		Location/Address of Property Being Conveyed (2)																																				
		1022 West Lombard Street, Baltimore, MD 21223																																				
		Other Property Identifiers (if applicable)						Water Meter Account No.																														
		Residential [X] or Non-Residential []				Fee Simple [X] or Ground Rent []				Amount: \$N/A																												
		Partial Conveyance? [] Yes [X] No				Description/Amt. of SqFt/Acreage Transferred:				N/A																												
		If Partial Conveyance, List Improvements Conveyed: N/A																																				
7	Transferred From		Doc. 1 – Grantor(s) Name(s)						Doc. 2 – Grantor(s) Name(s)																													
		Macy Solomon						Lester A. Reid																														
		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)																													
		Lester A. Reid						Mortgage Research Center, LLC DBA Veterans United																														
		New Owner's (Grantee) Mailing Address																																				
		1022 West Lombard Street, Baltimore, MD 21223																																				
9	Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional)						Doc. 2 - Additional Names to be Indexed (Optional)																													
								Old Republic National Title Insurance Company, Trustee																														
10	Contact/Mail Information		Instrument Submitted By or Contact Person										Return to Contact																									
		Debbie Link																																				
		Firm: Lakeside Title Company										Hold for Pickup																										
		Address: 9200 Old Annapolis Road, Suite 200, Columbia, MD 21045																																				
		Phone: 410-992-1070 FAX 410-992-9409								X		Return Address																										
		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 transfer include personal property? If yes, identify: _____																														
					Yes	X	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy																														
		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						Geo.		Map		Sub		Block																								
		Land						Zoning		Grid		Plat		Lot																								
		Buildings						Use		Parcel		Section		Occ. Cd.																								
		Total						Town Cd.		Ex. St.		Ex. Cd.																										
		REMARKS:																																				



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5139 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 \$138,500.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason _____
Include "No Consideration" Affidavit if applicable

Grantor (s) Macy Solomon

Grantee (s) Lester A. Reid

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

Property Address: 1022 West Lombard Street W/S/B/L 18-06-0235-046

Fee Simple X Leasehold _____ Amount _____

Multiple Deed Transfer Yes _____ No X

Refinance Yes _____ No X Refinance Affidavit Included? Yes ___ No ___

Amount of New Loan \$138,500.00 Amount of Existing Loan _____

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

HUD 1 Enclosed? X Yes No N/A

New Owner's Mailing Address: 1022 West Lombard Street, Baltimore, MD 21223
(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. _____ DL _____ (Initials)*

Submitter Info:

Name: Debbie Link

Firm: Lakeside Title Company

Address: 9200 Old Annapolis Road, Suite 200, Columbia, MD 21045

Phone #: (443) 283-7494

E-mail : dlink@lakesidetitle.com