

BOOK: 29249 PAGE: 202

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

7/9/26 27000112 \$2780.00
 Date Transaction # Amount

Atersha Autos
 Authorized Signature

Junction Title Company, LLC

File No. JTC-26-261

Tax ID # 12-04-3630A-106

Underwriter: First American Title Insurance Company

This Deed, made this June 23rd, 2026, by and between NATG
 Elite Homes Co, GRANTOR, and Tiffany Le, GRANTEE.

- Witnesseth -

That in consideration of the sum of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **Tiffany Le**, as **sole owner**, her personal representatives, heirs 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:

3631- BEGINNING FOR THE SAME on the southwest side of Huntingdon Avenue at the distance of 270 feet 8 inches southeasterly from the corner formed by the intersection of the southwest side of Huntingdon Avenue and the southeast side of Twenty Seventh Street, said point of beginning being in the center of a partition wall there situate, and running thence southeasterly binding on the southwest side of Huntingdon Avenue 15 feet to the center of the partition wall there situate thence southwestwardly parallel with Twenty Seventh Street and passing through the center of said last mentioned wall and continuing the same course in all 80 feet to the southwest side of a 10 foot alley there situate; thence northwesterly bounding on the southwest side of said 10 foot alley with the use of the same in common and parallel with Huntingdon Avenue 15 feet; and thence northeasterly parallel with Twenty Seventh Street and passing through the center of said first mentioned partition wall 80 feet to the place of beginning.

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

6/20/26
 Director of Finance of Baltimore City By

Atersha Autos

CITY OF BALTIMORE, MARYLAND

Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

7/9/26 455907 \$4500.00
 Date Cash Slip # Amount

Atersha Autos
 Authorized Signature

BOOK: 29249 PAGE: 203

FOR INFORMATIONAL PURPOSES ONLY: The improvements thereon currently being known as 2608 Huntingdon Avenue. → 3631

BEING the same property, which by Deed of Assignment dated November 22, 2023 and recorded January 18, 2024 among the Land Records of Baltimore City, Maryland in Liber 26567, folio 377, was granted and assigned the leasehold interest in the subject property, by Cecilia C. Tamberino unto NATG Elite Homes Co.

BEING ALSO the same property which by Ground Rent Redemption Deed dated November 19, 2024 and recorded December 4, 2024 among the Land Records of Baltimore City, Maryland in Liber 27448, folio 415 was granted and conveyed the fee simple interest in the subject property, by Ground Rents LLC unto NATG Elite Homes Co. Thereby forever merging and extinguishing the leasehold interest in the subject property.

SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

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 **Tiffany Le**, as sole owner, her personal representatives, heirs and assigns, 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.

And the Grantor hereby declares and affirms that the property herein described, has not been occupied by a tenant for a period of at least six months prior to the date hereof or that it has complied with Subtitle 6 of Article 13 of the Baltimore City Code.

BOOK: 29249 PAGE: 204

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

Witness:

Giovaldin Escoto
WITNESS Giovaldin Escoto

NATG Elite Homes Co, a Maryland corporation

By: Jose Tavares
Jose Aury Tavares, President

STATE OF FLORIDA

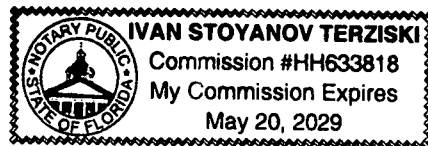
COUNTY OF

Hillsborough ss

☒ Physical Presence
☐ Online Notarization

I hereby certify that on this June 18, 2026 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jose Aury Tavares, who acknowledged himself to be the President of NATG Elite Homes Co, a Maryland corporation, the Grantor, and that as such President, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of NATG Elite Homes Co, a Maryland corporation, by himself as such President and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the , giving oath under penalties of perjury that the consideration recited herein is correct.

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



Ivan Stoyanov Terziski
Notary Public
My commission expires: 05-20-29

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.

See Attached
Attorney

BOOK: 29249 PAGE: 205

AFTER RECORDING, PLEASE RETURN TO:

Tiffany Le

2608 Huntingdon Avenue

Baltimore, MD 21211

BOOK: 29249 PAGE: 206

Attorney Certification

This is to certify that the within instrument was prepared by or under the supervision of the undersigned attorney, duly admitted to practice before the Maryland Court of Appeals.

A handwritten signature in black ink, appearing to read 'L. Brooks', is written over a horizontal line.

Lindsey E. Brooks, Esquire

BOOK: 29249 PAGE: 207



CIRCUIT COURT FOR Baltimore City



, MARYLAND

City/County

Located at 111 N Calvert St, Baltimore, MD 21202

Court Address

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

1. I, Lindsey Brooks, Esq., 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.

6/23/2026

Date

Lindsey Brooks, Esq.

Signature of Affiant

Lindsey Brooks, Esq.

Printed Name of Affiant

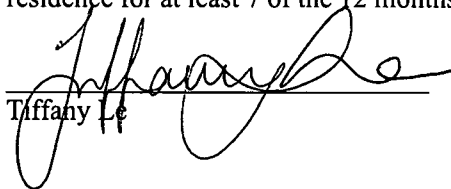
BOOK: 29249 PAGE: 208

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Tiffany Le, do hereby certify and affirm

under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as 2608 Huntingdon Avenue, Baltimore, MD 21211 and that I will occupy that property as my principal residence for at least 7 of the 12 months immediately following this conveyance.


Tiffany Le

STATE OF MARYLAND

COUNTY OF BALTIMORE, to wit:

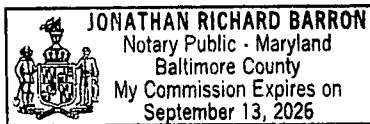
I hereby certify that on the 23 day of JUNE, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Tiffany Le, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath 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: 6-12-26

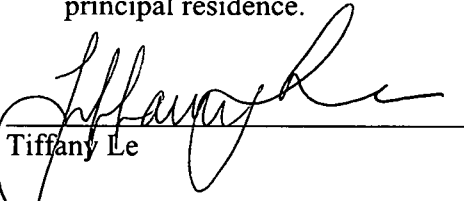


BOOK: 29249 PAGE: 209

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 2608 Huntingdon Avenue, Baltimore, MD 21211.
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.


Tiffany Le

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 2608 Huntingdon Avenue, Baltimore, MD 21211.
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.

Tiffany Le

STATE OF MARYLAND

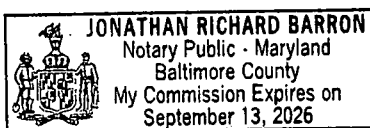
COUNTY OF Baltimore, to wit:

Sworn to and subscribed before me by Tiffany Le on this 21 day of June, 2026.

 (SEAL)

Signature of Notary Public

My Commission Expires: 9-13-26



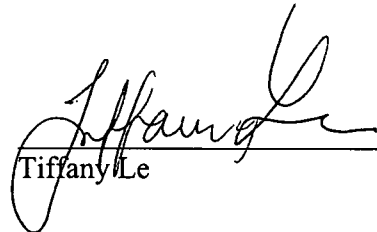
BOOK: 29249 PAGE: 210

OWNER OCCUPANCY AFFIDAVIT

Tiffany Le, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me for at least 7 of the next 12 months.

WITNESS:

✓

 (SEAL)
Tiffany Le

STATE OF MARYLAND

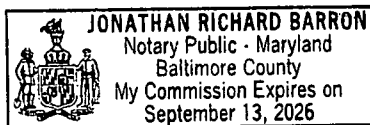
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 23 day of June, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Tiffany Le, 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: 9-13-26

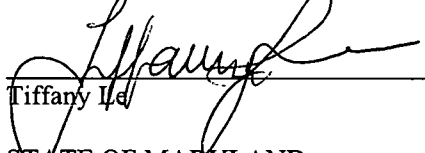
Owner Occupancy Affidavit

BOOK: 29249 PAGE: 211

**AFFIDAVIT OF GRANTEE
PRIMARY RESIDENCE**

THE UNDERSIGNED STATE UNDER OATH AS FOLLOWS:

1. The undersigned is the Grantee of residentially improved real property located at 2608 Huntingdon Avenue in City of Baltimore.
2. The undersigned states that the above referenced property will be her principal residence which she will occupy at least 7 of the next 12 months.

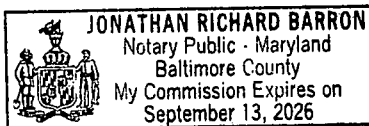

Tiffany Le

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Tiffany Le on this 23 day of June, 2026.


_____(SEAL)
Signature of Notary Public

My Commission Expires: 9 13 26



BOOK: 29249 PAGE: 212

**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 InformationName of Transferor NATG Elite Homes Co**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).2608 Huntingdon Avenue, Baltimore, MD 21211**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

NATG Elite Homes Co

Name of Entity

By

Jose Aury Tavarez

Name

**Date

President

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.

BOOK: 29249 PAGE: 213

Seller's Affidavit of Compliance with Baltimore City's Tenant Opportunity to Purchase Act City Code, Article 13, Subtitle 6

NOTICE: LANDLORD MUST FILE THIS AFFIDAVIT AMONG THE LAND RECORDS OF BALTIMORE CITY AND WITH THE COMMISSIONER OF THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

Address of Rental Dwelling Unit: 2608 Huntingdon Avenue, Baltimore, MD 21211

Name of Tenant: _____

WARNING: ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE SHALL BE GUILTY OF A MISDEMEANOR AND, ON CONVICTION, SHALL BE SUBJECT TO A FINE OF UP TO \$1,000 FOR EACH VIOLATION.

THE UNDERSIGNED LANDLORD UNDER PENALTIES OF PERJURY STATES AS FOLLOWS:

OPTION 1.) _____ THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE BEING SENT NOTICE ON _____ [DATE OF NOTICE], AS REQUIRED BY §6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, HAS FAILED TO ENTER INTO A CONTRACT TO PURCHASE SAID PROPERTY IN THE MANNER AND TIME PROVIDED BY SUBTITLE 6 OF ARTICLE 13 OF THE BALTIMORE CITY CODE; AND

"NOTICE PURSUANT TO § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE WAS SENT TO SAID TENANT ON _____ (DATE OF MAILING), AND TO THE COMMISSIONER FOR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND TENANT SUBSEQUENTLY FAILED TO CONTRACT TO PURCHASE THE ABOVE REFERENCED PROPERTY IN LIEU OF _____ (NAME OF PURCHASER) WITHIN THE PERIOD OF TIME PROVIDED BY SAID § 6-8, THAT PERIOD BEING 7 DAYS."; OR

OPTION 2.) _____ THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE THAT WAS SENT _____ (DATE OF MAILING), AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, HAS NOT ENTERED INTO A CONTRACT FOR SALE; OR

OPTION 3.) _____ THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE THAT WAS SENT _____ (DATE OF MAILING) AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, HAS GRANTED A WAIVER OF THE REQUIREMENTS OF ARTICLE 13, SUBTITLE 6 IN ACCORDANCE WITH § 6-15 OF ARTICLE 13 OF THE BALTIMORE CITY CODE; OR

OPTION 4.) _____ THE CURRENT TRANSFER IS AN EXEMPT TRANSFER PURSUANT TO § 6-3 OF ARTICLE 13 OF THE BALTIMORE CITY CODE. 2

BOOK: 29249 PAGE: 214

WITNESS:

Eivadin Escoto
Eivadin Escoto

NATG Elite Homes Co

By: Jose Tavares

Jose Aury Tavares, President,

AFFIANT/SELLER/LANDLORD

STATE OF FLORIDA

COUNTY OF H. Ms Co, Rough to-wit:

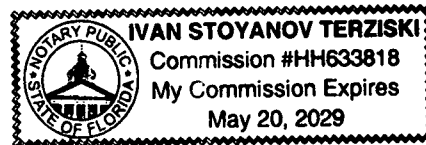
On this 18 day of June, 2024, before me, the undersigned Notary Public, personally appeared Jose Aury Tavares, President of NATG Elite Homes Co, and to be known to me (or satisfactorily proven) to be the individual who executed the foregoing Affidavit and executed the said instrument as his free and voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Notary Public: IVAN STOYANOV TERZISKI

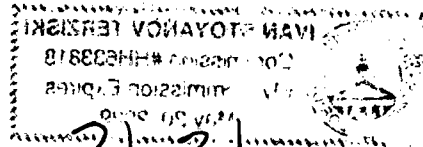
My Commission Expires: 05-20-29

- ☒ Physical Presence
☐ Online Notarization



BOOK: 29249 PAGE: 215

1133



3631

CSK

Name: NATG ELITE HOMES
CO/IFFANY LE
Ref: 2008 HUNTINGDON AVE
Deed (w/ Taxes) Recording ST
Fee Amount: \$20.00
NR Tax - lkd: \$0.00
Deed State Transfer Tax:
\$750.00
Deed (w/ Taxes) Surcharge:
\$40.00
Total Amount: \$810.00
Transaction Amount: \$870.00
07/14/2026 01:32:25 PM - 278
0714262401001018
BALT-24-CLLR

\$750
\$50
\$40