City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $2,700.00
08-03-2026 DG

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $4,050.00
08-03-2026 DG

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

Baltimore City Circuit Court
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $1,350.00
TOTAL $1,410.00
XAC KMW
Aug 03, 2026 12:42 pm

File No. **2026-4-3126**
Tax ID # **12-20-3872B-035**
Address: **3305 Guilford Avenue, Baltimore, MD 2121**
Title Insurer: **Stewart Title Guaranty Company**

This Deed, made this **5th day of June, 2026** by and between

Helen M. Smith, Successor Trustee of The Jonas Eshelman Revocable Trust dated August 10, 2018, **Jonas Eshelman is deceased DoD 01/25/2023**, Grantor,

and

Jing Chen, Grantee.

Witness, that in consideration of the sum of **TWO HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($270,000.00)**, the receipt of which is hereby acknowledged, the Grantor grants and conveys to the Grantee, 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:

> BEGINNING FOR THE SAME on the East side of Guilford Avenue at the distance of 158 feet northerly from the northeast comer of Guilford Avenue and Thirty-third Street, which place of beginning is intended to be at a point in line with the center of the partition wall there erected and running thence northerly binding on the east side of Guilford

(Legal description continues on following page)

Avenue 21 feet to a point in line with the center of the partition wall there erected thence easterly parallel with Thirty- third Street and passing through the center of the partition wall there erected and continuing the same course in all 88 feet to the west side of an alley 10 feet wide there laid out thence southerly binding on the west side of said alley with the use thereof in common with others 21 feet to intersect a line drawn easterly from the place of beginning through the center of the partition wall there erected and thence westerly reversing the line so drawn and binding thereon 88 feet to the place of beginning.

The improvements thereon being known as **3305 Guilford Avenue**.

Being the same property which by deed dated August 10, 2018, and recorded among the Land Records of Baltimore City, Maryland on August 5, 2025, in Liber XAC 28233, in Folio 485, was granted and conveyed by Jonas Eshelman unto Jonas Eshelman, Trustee of The Jonas Eshelman Revocable Trust, dated August 10, 2018.

Together with the buildings and improvements thereon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or 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 the Grantee, her personal representatives, heirs, and assigns, in fee simple.

And the Grantor hereby covenants that she hasnot 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.

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

Cheryl Snow
WITNESS

The Jonas Eshelman Revocable Trust dated August 10, 2018

By: Helen M. Smith Successor Trustee (SEAL)
Helen M. Smith, Successor Trustee

STATE OF Maryland
COUNTY OF Baltimore, to wit:

I hereby certify that on the 4th day of June, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Helen M. Smith, 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.

Susan A. Leder
Signature of Notary Public

SUSAN A. LEDER NOTARY PUBLIC BALTIMORE COUNTY MD

My Commission Expires:

SUSAN A. LEDER
Notary Public
Baltimore County
Maryland
My Commission Expires October 5, 2027

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.

M. Guy (SEAL)
Michael A. Guy, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Chalet Settlements LLC
9201 Corporate Boulevard, Suite 470
Rockville, MD 20850
(301) 798-9447

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 The Jonas Eshelman Revocable Trust dated August 10, 2018

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

3305 Guilford Avenue, 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

Cheryl Lewis
Witness/Attest

The Jonas Eshelman Revocable Trust dated August 10, 2018
Name of Entity

Helen M. Smith, Successor Trustee
By

Helen M. Smith 6/4/26
Name **Date

Successor Trustee
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

BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5122 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 $270,000.00
Basis: (circle one) (*Sales Price*) *Assessed Value* *New Mortgage* *Existing Mortgage*

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

Grantor(s) Helen M. Smith, Successor Trustee of The Jonas Eshelman Revocable Trust dated August 10, 2018

Grantee (s) Jing Chen

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

Property Address: 3305 Guilford Avenue **W/S/B/L** 12-20-3872B-035

Fee Simple ✓ **Leasehold** _____ **Amount** _____

Multiple Deed Transfer Yes _____ **No** ✓
Refinance Yes _____ **No** ✓ **Refinance Affidavit Included? Yes** _____ **No** ✓

Amount of New Loan $202,500.00 **Amount of Existing Loan $** _____

Eligible for OOC? Yes ___ **No** ✓ **Principal Residence Affidavit Included? Yes** ____ **No** ___

HUD 1 Enclosed? (Yes) No N/A

New Owner's Mailing Address: 8622 Enoch Pratt Drive, Ellicott City, MD 21043
(Please verify to ensure new owner's mailing address is true and correct)
Transfer Tax Payment $4,050.00 **Recordation Tax Payment** $2,700.00

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.* _____ (Initials)

Submitter Info:

Name: Matt Stevens

Firm: Chalet Settlements LLC

Address: 9201 Corporate Boulevard, Ste 470, Rockville, MD 20850

Phone #: (571) 426-2999

E-mail: Matt@chaletsettlements.com