

CITY OF BALTIMORE RECORDATION //
 EXEMPT DOCUMENT
 REVENUE COLLECTIONS
 DEPARTMENT OF FINANCE
Stephanie J. St
 Clerk Date 1-5-26

Tax ID #: 14-05-0299-011

This No Warranty Deed, made this 5th day of November, 2025, by and between
 1321 W North LLC, party of the first part, Grantor; and 1725 N Caroline, LLC, party of the
 second part, Grantee.

- 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:

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.

BEGINNING FOR THE SAME on the South side of North Avenue, 141' Westerly from the
 Southwest corner of or intersection of North Avenue and Druid Hill Avenue and which
 beginning is also at the center of the partition wall there erected, and running thence
 Westerly binding on the South side of North Avenue 14' to the center of the partition wall
 there erected, thence Southerly at right angles with North Avenue and passing through the
 center of the last mentioned partition wall 85' , more or less, to the South side of an alley
 10' wide laid out parallel with North Avenue and to be forever kept open for common use;
 thence Easterly binding on said alley 14', and thence Northerly by a straight line passing
 through the center of the first mentioned partition wall 85' more or less, to the place of
 beginning.

The improvements thereon being known as 1321 West North Avenue, Baltimore, MD
 21217.

'299

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. 25168 folio 369, was
 granted and conveyed by **Alvin Smith**, hereinafter grantor, unto **1321 W North 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 *[Signature]*

TRANSFER TAX EXEMPT

Director of Finance

PER *Stephanie J. St*

Authorized Signature

E178532

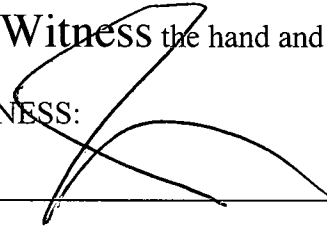
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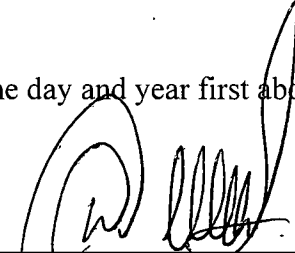
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

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:



 {Seal}
1321 W North LLC
By: Daniel Leonardo Isaac Derrah, member

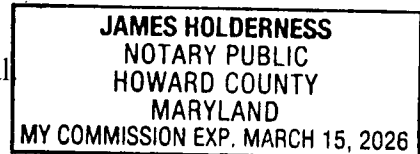
STATE OF MARYLAND, HOWARD COUNTY, to wit:

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.

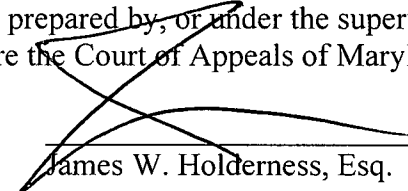
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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.

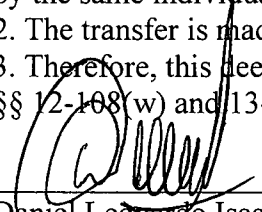

James W. Holderness, Esq.

AFTER RECORDING, PLEASE RETURN TO:
James Holderness, Esq.
4115 Wilkens Avenue
Baltimore, MD 21229

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:

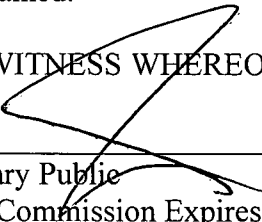
1. The Grantor and the Grantee in the attached deed are limited liability companies wholly owned by the same individual.
2. The transfer is made without consideration.
3. Therefore, this deed is exempt from recordation and transfer tax under Md. Code, Tax-Property §§ 12-108(w) and 13-207(a)(9).

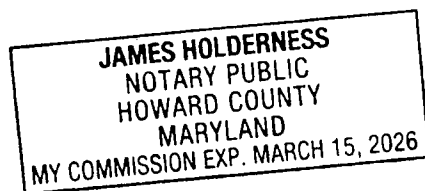

 Daniel Leonardo Isaac Derrah
 Authorized Signatory
 Date: 11/15/25

STATE OF MARYLAND, HOWARD COUNTY, to wit:

I hereby certify that on this _____ day of _____, 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 1321 W North, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
1321 W North Avenue, Baltimore, MD 21217

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

1321 W North 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.

3083

299 ^{RS}

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20 DB

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28644 p.0198 MSA_CE_164_37801. Date available 1/8/2026. Printed 3/20/2026.

LR - Deed (No-Taxes) 20.00
Recording Fee
Name: 1321 W North
LLC/ 1725 N Caroline
LLC
Ref: 1321 W North Ave
LR - Deed (No-Taxes)
Surcharge 40.00
Subtotal: 60.00
Total: 60.00
01/06/2026 12:08
CC24-DB
#19351212 CC0801 -
Baltimore City
Mitchell/CC08.01.04 -
Registered 04

Space Reserved for County Validation