

CITY OF BALTIMORE RECORDATION TAX
EXEMPT DOCUMENT
REVENUE COLLECTIONS
DEPARTMENT OF FINANCE

Tax ID #: 14-04-0315-018

Stephanie H. 1-5-26
 Recordation Clerk Date

This No Warranty Deed, made this 5th day of November, 2025, by and between 2034 McCulloh, 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 Southwest side of McCulloh Street, at the distance of 34 feet 7½ inches southeasterly from the corner formed by the intersection of the southwest side of McCulloh Street and the southeast side of Bloom Street and at the center of the partition wall between the house on the lot now being described and the house on the lot adjoining thereto on the northwest, running thence southeasterly bounding on the southwest side of McCulloh Street 16 feet 7 inches to the center of a partition wall between the house on the lot now being described and the house on the lot adjoining thereto on the southwest, running thence southwesterly through the center of the said last mentioned partition wall, and continuing the same course in all 78 feet to the northeast side of a 10-foot alley there situate; thence northwesterly bounding on the northeast side of said alley, with the use thereof in common, 16 feet 6 ½ inches, thence northeasterly to and through the center of the partition wall, in this description first mentioned, 78 feet to the place of beginning.

- 315

The improvements thereon being known as 2034 McCulloh Street, Baltimore, Maryland 21217.

Being the same tract of ground and premises which, by Deed dated April 15th, 2022, and recorded among the Land Records of Baltimore City, State of Maryland, in Liber no. 24888 folio 435, was granted and conveyed by Lonette K. Merriman, hereinafter grantor, unto 2034 McCulloh, 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

TRANSFER TAX EXEMPT
 Director of Finance

PER *Stephanie H.*
 Authorized Signature

E178530

Tax ID #: 14-04-0315-018

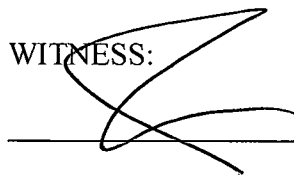
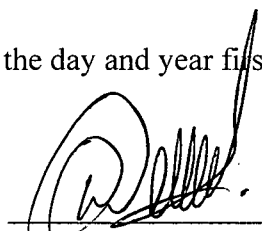
Page 2

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:

2034 McCulloh, LLC {Seal}
By: Daniel Leonardo Isaac Derrah, member

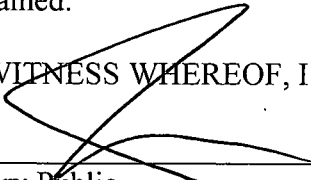
STATE OF MARYLAND, HOWARD COUNTY, to wit:

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

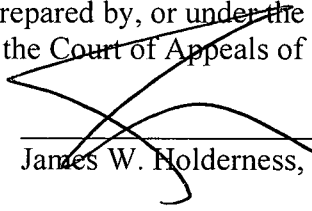
My Commission Expires:



3/15/26

JAMES HOLDERNESS
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
MY COMMISSION EXP. MARCH 15, 2026

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.

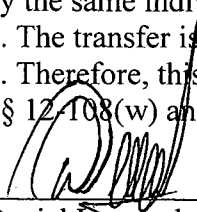
AFTER RECORDING, PLEASE RETURN TO:

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:

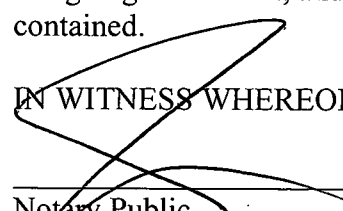
1. The Grantor and the Grantee in the attached deed are limited liability companies wholly owned by the same individual.
2. The transfer is made without consideration.
3. Therefore, this deed is exempt from recordation and transfer tax under Md. Code, Tax-Property §§ 12-108(w) and 13-207(a)(9).


 Daniel Leonardo Isaac Derrah
 Authorized Signatory
 Date: 11/15/2025

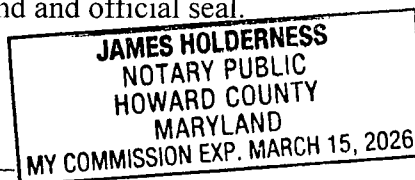
STATE OF MARYLAND, HOWARD COUNTY, to wit:

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 2034 McCulloh LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
2034 McCulloh Street, 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

2034 McCulloh LLC

Name of Entity

By

Daniel Leonardo Isaac Derrah

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.

3084

315²⁹

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20DB

LR - Deed (No-Taxes) 20.00
Recording Fee 20.00
Name: 2034 McCulloh
LLC/ 1725 N Caroline
Ref: 2034 McCulloh
Street
LR - Deed (No-Taxes)
Surcharge 40.00
Subtotal: 60.00
Total: 60.00
01/06/2026 12:16
CC24-DB
#10351213 (C0801 -
Baltimore City
Mitche11/CC08.01.04 -
Register 04

Space Reserved for County Validation