

File No./Escrow No.: 26-12060
Print Date & Time: 08/06/2026 04:54 PM
Officer/Escrow Officer:

Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042

Settlement Location:
 10308B Baltimore National Pike, Ellicott City MD 21042

Property Address: 1932 MCCULLOH ST, Baltimore, MD 21217
Buyer: GOLDIE V. WALKER
Seller: TANIA HEATH
Lender: First Home Mortgage Corporation

Settlement Date: 8/ 7/2026
Disbursement Date: 8/7/2026
Additional dates per state requirements:

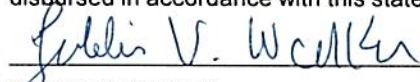
Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$123,350.00	
Deposit		\$1,000.00
Loan Amount		\$98,680.00
Prorations/Adjustments		
City/Town Taxes from 8/7/2026 to 6/30/2027	\$1,806.89	
Loan Charges to First Home Mortgage Corporation		
LenderCredits to First Home Mortgage Corporation	\$(125.00)	
Other Loan Charges		
Loan Amount (Points)	\$1,973.60	
Application Fees	\$95.00	
Processing Fee	\$995.00	
Technology Fee	\$150.00	
Underwriting Fees	\$895.00	
Appraisal Fee: \$500.00 POC-Borrower		
Credit Report Fee	\$198.75	
Flood Certification	\$7.50	
Appraisal Comparable Rent	\$75.00	
Appraisal Management Co. Fee: \$75.00 POC-Borrower	\$50.00	
Prepaid Interest to First Home Mortgage Corporation	\$471.25	
Impounds		
Aggregate Adjustment		\$167.56
Homeowner's Insurance 3 mo @ \$ 166.42/mo	\$499.26	

Description	Borrower/Buyer	
	Debit	Credit
Property Taxes 4 mo @ \$ 167.56/mo	\$670.24	
Title Charges & Escrow / Settlement Charges		
Abstract with Mortiles/ASG	\$345.00	
Attorney Cert Fee with JEFFREY S. YABLON, LLC	\$85.00	
Closing Agent Fee with ASR/ASG/BancServ	\$210.00	
CPL with First American Title Insurance Company	\$55.00	
Lender's Policy with First American Title Insurance Company	\$349.00	
Recording Service Fee with Mortiles/ASG/Simplifie	\$40.00	
Title Exam Fee with Abode Settlement Group, LLC	\$695.00	
Lien Certificates with DIRECTOR OF FINANCE/UPS	\$110.00	
Owner's Policy with First American Title Insurance Company	\$728.00	
Government Recording and Transfer Charges		
State Transfer Tax to Circuit Court for Baltimore City	\$308.38	
City Transfer Tax to Director of Finance	\$925.12	
Recording Fees (Mortgage) to Circuit Court for Baltimore City	\$115.00	
Recording Fees (Deed) to Circuit Court for Baltimore City	\$60.00	
State Recordation Tax to Director of Finance	\$617.50	
Miscellaneous		
Homeowner's Insurance Premium to Liberty Mutual Insurance	\$1,997.00	
Courier Fee to Credit & Closing Experts LLC	\$200.00	
Buyer Broker Fee to Pro Comp Realtors	\$995.00	
Recording Escrow HOLD to Escrow Account for Abode Settlement Group	\$250.00	

	Debit	Credit
Subtotals	\$139,197.49	\$99,847.56
Due From Borrower		\$39,349.93
Due To Seller		
Totals	\$139,197.49	\$139,197.49

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Abode Settlement Group, LLC to cause the funds to be disbursed in accordance with this statement.


 GOLDIE V. WALKER


 Escrow Officer

American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No./Escrow No.: 26-12060
Print Date & Time: 08/06/2026 04:58 PM
Officer/Escrow Officer:

Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042

Settlement Location:
 10308B Baltimore National Pike, Ellicott City MD 21042

Property Address: 1932 MCCULLOH ST, Baltimore, MD 21217
Buyer: GOLDIE V. WALKER
Seller: TANIA HEATH
Lender: First Home Mortgage Corporation

Settlement Date: 8/ 7/2026
Disbursement Date: 8/7/2026
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		\$123,350.00
Prorations/Adjustments		
City/Town Taxes from 8/7/2026 to 6/30/2027		\$1,806.89
Title Charges & Escrow / Settlement Charges		
Seller Post Closing Fee with Abode Settlement Group, LLC	\$395.00	
Commission		
Real Estate Commission Sellers Broker to HOMESMART	\$3,083.75	
Real Estate Commission Buyers Broker to Pro Comp Realtors	\$3,083.75	
Government Recording and Transfer Charges		
State Transfer Tax to Circuit Court for Baltimore City	\$308.37	
City Transfer Tax to Director of Finance	\$925.13	
State Recordation Tax to Director of Finance	\$617.50	
Payoff(s)		
Lender: Payoff of First Mortgage Loan to Rocket Mortgage, LLC Principal Balance as of 8/20/2026 \$94,746.52 Interest on Payoff Loan: -13 days @ \$0.00/day for \$0.00	\$94,746.52	
Miscellaneous		
Recording Escrow HOLD to Escrow Account for Abode Settlement Group	\$500.00	
Security Deposit to Goldie Walker	\$1,635.87	
August Rent to Goldie Walker	\$1,085.42	
Open Water to Director of Finance	\$3,378.01	
Remote/Online Notary to AA/Lisa Martinez	\$150.00	
MD Withholding to Clerk of the Court	\$1,176.06	

	Debit	Credit
Subtotals	\$111,085.38	\$125,156.89
Due From Borrower		
Due To Seller	\$14,071.51	
Totals	\$125,156.89	\$125,156.89

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Abode Settlement Group, LLC to cause the funds to be disbursed in accordance with this statement.

DocuSigned by:90594555AF8A46B...

TANIA HEATH

Escrow Officer

ABODE SETTLEMENT GROUP, LLC

10308B Baltimore National Pike

Ellicott City MD 21042

Telephone: 410-465-9200 Fax: 410-465-9242

August 7 2026

Property Address:

1932 Mcculloh St

Baltimore, MD 21217

Tax ID# 14-03-0322-017

To Whom It May Concern:

On August 7, 2026 Abode Settlement Group, LLC conducted settlement for the property address 1932 Mcculloh St. Baltimore MD 21217. On this day, the now former owner Tania Heath executed a Deed selling this property to the now new owner GOLDIE V. WALKER After settlement was completed, the Post-Closing Department at Abode Settlement Group, prepared the recording for this property and sent it down to Baltimore City to be processed. Currently at this time, Baltimore City is in possession of the Deed to be recorded in the Land Records to reflect the new Owner. Once Baltimore City, has successfully processed this Deed, the new owner GOLDIE V. WALKER will show as the new owner of this property.

If any additional information is needed from the Title Company, please call us at 410-465-9200.

Thank you,



Robert Gavlin

Abode Settlement Group, LLC




7/21/27

ABODE SETTLEMENT GROUP, LLC

10308B Baltimore National Pike
Ellicott City MD 21042
Telephone: 410-465-9200 Fax: 410-465-9242

August 7, 2026

Tania Heath provides permission for the transfer of rental License to Goldie Walker (buyer of 1932 McCulloh St, Baltimore, MD 21217) on this 7th day of August, 2026, which is the date of sale.

Goldie V. Walker
Buyer

Seller

State of Maryland / County of Howard
Acknowledged before me on this 7th day of August 2026

Lauren M Steinberg
Notary Public

Lauren M Steinberg
Notary Public
Baltimore County, Maryland
My Comm. Expires Nov. 23, 2028

(Notary Seal)

ABODE SETTLEMENT GROUP, LLC

10308B Baltimore National Pike

Ellicott City MD 21042

Telephone: 410-465-9200 Fax: 410-465-9242

August 7, 2026

Tania Heath provides permission for the transfer of rental License to Goldie Walker (buyer of 1932 McCulloh St, Baltimore, MD 21217) on this 7th day of August, 2026, which is the date of sale.

Buyer

DocuSigned by:

Tania Heath

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Seller

Acknowledged before me on this 7th day of August 2026

Signed by:

Lisa Martinez

6CDD8E34C5ED4B9

Notary Public

DS



Lisa Martinez
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 673492
Commission Expires: 10/01/2028

(Notary Seal)

Tax ID No. 14-03-0322-017
Abode Settlement Group, LLC
File No. 26-12060

This Deed of Assignment, made this 7th day of August, 2026, by and between TANIA HEATH, Grantor, party of the first part; and GOLDIE V. WALKER, Grantee, as Sole Owner, his/her personal representatives and assigns, party of the second part.

- Witnesseth -

That in consideration of the sum of One Hundred Twenty-Three Thousand Three Hundred Fifty And 00/100 Dollars (\$123,350.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and assign to the said Grantee, his Personal Representatives and assigns the LEASEHOLD interest in all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the southwest side of McCulloh Street at the distance of 41 feet 6 inches southeasterly from the corner formed by the intersection of the southwest side of McCulloh Street and the southeast side of Presstman Street and, at the center of the partition wall between the house erected on the lot now being described and the house erected on the lot adjoining on the northwest and running thence southeasterly binding on the southwest side of McCulloh Street 13 feet 6 inches to the southeast outline of the whole lot of which the lot now being described is a part (with the privilege however of cutting into the northwest wall of the house erected on the lot adjoining on the southeast for the purpose of inserting joists therein) thence southwesterly binding on the said outline 76 feet to the northeast side of an alley 3 feet 6 inches wide laid out parallel with McCulloh Street thence northwesterly binding on the northeast side of said alley with the use thereof in common 13 feet 6 inches and chance northeasterly parallel with Presstman Street and through the center of the partition wall first mentioned 76 feet to the place of beginning.

The improvements thereon being known as 1932 McCulloh Street, Baltimore, Maryland - 21217.

BEING the fee simple property which, by Leasehold Assignment dated May 7, 2021, and recorded in the Land Records of the City of Baltimore, Maryland, in Book 23482, Page 227, was granted and conveyed by BRENT EARL CARNE AND MELISSA MICHELLE CRANE unto TANIA HEATH, the Grantor herein.

By the execution of this Deed, the party of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Grantee, his Personal Representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of \$75.00 payable half-yearly on the 1st days of February and August in each and every year.

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

Grantor hereby declares and affirms that the property herein described, in the City of Baltimore, State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

Witness the hand and seal of the said Grantor.

WITNESS:

Signed by:
Lisa Martinez
6CDD8E34C5EB489
Witness

DocuSigned by:
Tania Heath
90594555AE9A46B {SEAL}
TANIA HEATH

LLM

AVONDALE/MARICOPA

City of ~~Baltimore~~, State of ~~Maryland~~

On this the 7th day of August, 2026, before me, a Notary Public, in the jurisdiction aforesaid, the undersigned Officer, personally appeared TANIA HEATH, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in my presence for the purposes therein contained.

I hereunto set my hand and official seal.



Signed by:
Lisa Martinez
6CDD8E34C5EB489...
Notary Public
My commission expires 10/01/2028

THIS IS TO CERTIFY that the within Deed of Assignment was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

Jeffrey S. Yablon, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042