

AFTER RECORDING, PLEASE RETURN TO:

Tawanda Tracy

Property Address: 3547 Benzinger Road, Baltimore, MD 21229

Tax ID No. 25-01-7654A-008F

File No. CTN-BA-127736

This Deed, made this 19 day of May, 20 26, by and between **David Glorioso**, Grantor and **Tawanda Tracy**, Grantee.

- Witnesseth -

That in consideration of the sum of **One Hundred Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$199,900.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor, does hereby grant and convey to the said Grantee, Tawanda Tracy, as Sole Owner, in FEE SIMPLE, all that lot of ground situate in Baltimore City in the State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the southeast side of Benzinger Road as laid out 50 feet wide at the distance of 98.96 feet measured southwesterly along the southeast side of Benzinger Road from the southwest side of Rock Hill Avenue as laid out 50 feet wide said point of beginning being in line with the center line of a partition wall there erected and running thence and binding on the southeast side of Benzinger Road and referring the courses of this description to the True Meridian as established by the Baltimore City Topographical Survey Commission south 71 degrees 30 minutes 25 seconds west 14.00 feet to a point in line with the center line of another partition wall there erected thence to and through the center of said second mentioned partition wall south 18 degrees 29 minutes 35 seconds east 100.00 feet to the northwest side of a 21 foot alley there laid out thence binding on the northwest side of said alley with the use thereof in common north 71 degrees 30 minutes 25 seconds east 14.00 feet to a point in line with the center line of the partition wall first herein referred to and thence to and through the center of said first mentioned partition wall north 18 degrees 29 minutes 35 seconds west 100.00 feet to the place of beginning.

For informational purposes only: The improvements thereon are known as 3547 Benzinger Road

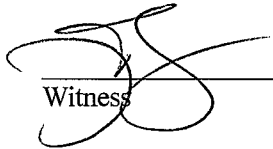
Tax ID No.: 25-01-7654A-008F

BEING the same property conveyed to David Glorioso by virtue of Deed from Joseph C. Nieberlein and Donna Wade, dated December 18, 2015, recorded January 4, 2016, among the Land Records of Baltimore City, Maryland, in Liber LGA 17772, folio 296.

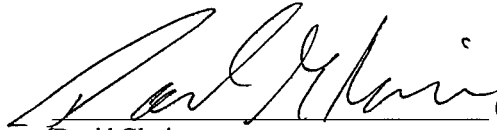
To Have and To Hold the said parcel of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Tawanda Tracy, in FEE SIMPLE. .

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

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



Witness



David Glorioso (SEAL)

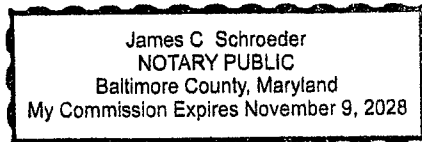
STATE OF Maryland

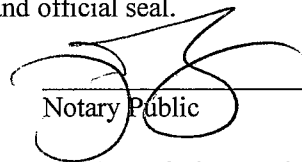
CITY/COUNTY OF Baltimore City to wit:

I hereby certify that on this 6 day of May, 20 26, before me, the subscriber, a Notary Public of the State of ~~*Baltimore~~ City/County of Baltimore, personally appeared David Glorioso, the Grantor herein, known to me (or satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

* Maryland

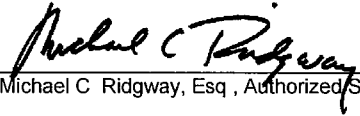




Notary Public
My Commission Expires: _____

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

By:


Michael C. Ridgway, Esq., Authorized Signatory

Prepared By:
Community Title Network, LLC
1500 Whetstone Way, Suite T-100
Baltimore, MD 21230
File No. CTN-BA-127736

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

File No. CTN-BA-127736
Tax ID# 25-01-7654A-008F

(Please mark, and complete if necessary, which statement applies to the sale of the aforesaid property)

THE UNDERSIGNED UNDER PENALTIES OF PERJURY STATES AS FOLLOWS:

TENANT HAS NOT RESPONDED TO OFFER OF SALE

The property known as 3547 Benzinger Road, Baltimore, MD 21229 in Baltimore City had been let to _____ as a single family residence, and an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code was sent on _____ to _____ (tenant's last known address), being the last address known to me, of the aforementioned tenant and the corporation have received no response to said offer of sale.

PROPERTY OCCUPIED BY PURCHASER/TENANT IS PURCHASER

The Grantee herein was the tenant occupying the property for the last six (6) months, and therefore, Ordinance No. 1228 adding Section 46-55 to Article 13 of the Baltimore City Code is not applicable.

PROPERTY VACANT/UNOCCUPIED BY ANYONE

The property 3547 Benzinger Road, Baltimore, MD 21229 is not occupied by a tenant and therefore, Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

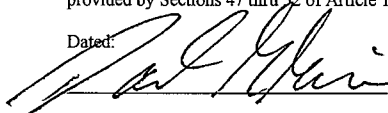
SELLER AS OCCUPANT

The Grantor herein occupied the property 3547 Benzinger Road, Baltimore, MD 21229 and therefore Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

TENANT RESPONDED BUT FAILED TO CONTRACT

_____ being the tenant of the property known as 3547 Benzinger Road, Baltimore, MD 21229 in Baltimore City, following an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code sent _____ has failed to enter into a contract to purchase said property in the manner and time provided by Sections 47 thru 52 of Article 13 of the Baltimore City Code.

Dated: _____

 (SEAL)
David Glorioso

STATE OF Maryland

COUNTY OF Baltimore City, to-wit:

On this 6 day of May, 2020, before me, the undersigned Notary Public, personally appeared David Glorioso, and to be known to me (or satisfactorily proven) to be the individual who executed the foregoing Affidavit and executed the said instrument as her/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: _____
My Commission Expires _____



**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 **David Glorioso**

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

3547 Benzing Road, Baltimore, MD 21229

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

David Glorioso

Name

Signature

5/19/26
**Date

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

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.

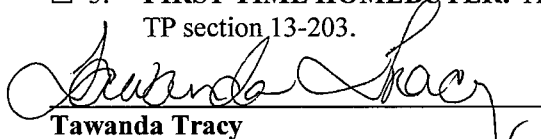
EXHIBIT TO DEED

Occupancy and/or First Time Home Buyer Affidavit

The undersigned individual(s), being fully qualified to do so, does hereby make oath or affirm under penalty of perjury that the following statements are true:

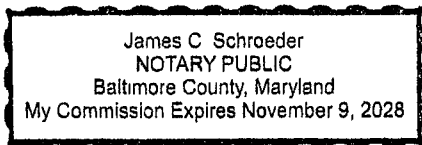
Check all that apply:

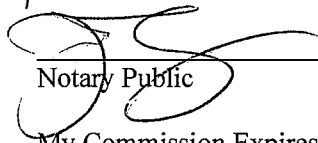
- ☒ 1. **PRIMARY RESIDENCE:** The undersigned does currently occupy or shall occupy as a primary residence the property described in the instrument to which this Exhibit is attached for a period of seven (7) months out of any twelve (12) month period, and that said property is improved by a residence.
- ☒ 2. **FIRST TIME HOMEBUYER:** The undersigned is the Grantee in the attached instrument and has never owned an interest in residential real property located in the State of Maryland; or
- ☐ 3. **CO-MAKER:** The undersigned is the co-maker or guarantor of a Purchase Money Deed of Trust or Mortgage as defined in TP 12-108(i) covering said real property; and
- ☐ 4. **CO-MAKER:** The co-maker or guarantor will not occupy the property as a principal residence;
- ☐ 5. **FIRST TIME HOMEBUYER:** This affidavit is made to qualify the Grantee for benefits under TP section 13-203.


Tawanda Tracy

STATE OF Maryland
COUNTY OF Baltimore City

Signed and sworn to (or affirmed) before me on 5/19/2026 by **Tawanda Tracy**.




Notary Public
My Commission Expires: _____