

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$2,220.00
05-28-2026 DG

All taxes for which assessments
have been Received have been
Paid as of 05-28-2026 DG
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$3,324.00
05-28-2026 DG

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,218.00
TOTAL \$1,278.00
XAC ES
May 28, 2026 04:04 pm

①
9/2

Case No.: 9-2026-4634
Title Insurer: First American Title Insurance Company
Tax Account No.: 21-08-0811-019

UNIVERSAL TITLE
8015 Corporate Drive, Suite G
Nottingham, MD 21236
877.645.8319

DEED OF ASSIGNMENT

THIS ASSIGNMENT, made this 8th day of May, 2026, by and between Nicholas Robert Bonhag, ("Grantor"), and Addison Landers ("Grantee")

WITNESSETH, that for and in consideration of the sum of TWO HUNDRED FORTY THREE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$243,600.00), receipt of which is hereby acknowledged, and which Grantor certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said Grantor does grant and assign unto the Grantee, as sole owner his/her personal representative, heirs and assigns the leasehold interest in all that property situate in Baltimore City, State of Maryland, as described as follows:

Beginning for the same on the Southwest side of Cross Street at the distance of 232 feet and 1 inch Northwesterly from the point where the said side of Cross Street, intersects the West side of Scott Street and running thence Northwesterly on the South side of Cross Street 12 feet 2 inches; thence Southwesterly at right angles to Cross Street 75 feet more or less to the Northeast side of a 10 foot alley; thence Southeasterly binding on said alley with the use thereof in common with others 12 feet 3 inches and thence Northeasterly or straight line 75 feet more or less to the place of beginning.

Subject to the Annual Ground Rent of \$36.75 per year payable semi-annually on the 1st days of January and July.

For informational purposes: The improvements thereon being known as 835 West

Cross Street

Tax ID No. 21-08-0811-019

Being the same property which by assignment dated December 19, 2018, and recorded among the Land Records of Baltimore City, Maryland on January 9, 2018, in Liber 20786, in Folio 430, was granted and assigned by Urban Phoenix Properties Corp, a Maryland Corporation unto Nicholas Robert Bonhag.

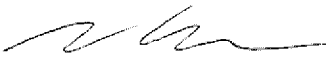
SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantee, its successors 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 payment of the annual ground rent of **\$36.75**, payable half-yearly on the **1st days of January and July**, in each and every year.

AND said Grantor does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

WITNESS their hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of,



Nicholas Robert Bonhag

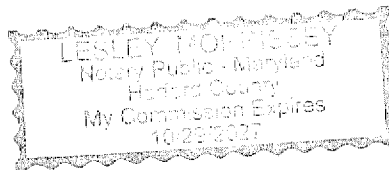
STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

I hereby certify that on the 8th day of May, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Nicholas Robert Bonhag, 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.



Signature of Notary Public



My Commission Expires:

After recording return to:
Universal Title
8015 Corporate Drive
Suite G
Baltimore MD 21236
(703) 354-2100

GRANTEE ADDRESS:
835 West Cross Street
Baltimore, MD 21230

ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice law in the State of Maryland.


Kaitlyn N. Lyons, Esq.

**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 Nicholas Robert Bonhag

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

835 West Cross Street, Baltimore, MD 21230

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

Lesley Morrissey

Nicholas Robert Bonhag

Name

**Date

5-8-26

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

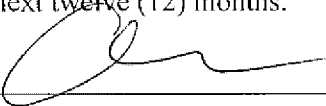
** Form must be dated to be valid.

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.

OWNER OCCUPANCY AFFIDAVIT

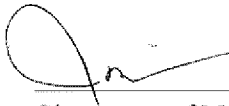
Addison Landers the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joiner herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the purchasers intend to occupy the residence for at least seven (7) of the next twelve (12) months.



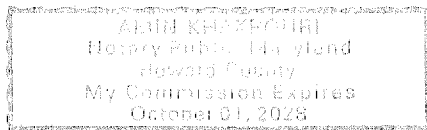
Addison Landers

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

Sworn to and subscribed before me by Addison Landers on this 8th day of May, 2026.


_____(SEAL)
Signature of Notary Public

My Commission Expires:





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: Deed 7 Deed of Trust

Taxable Conveyance Consideration \$243,600.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

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

Grantor(s) Nicholas Robert Bonhag

Grantee (s) Addison Landers

Single Property X 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: 835 West Cross Street W/S/B/L 21-08-0811-019

Fee Simple _____ Leasehold X Amount \$36.75

Multiple Deed Transfer Yes _____ No X
Refinance Yes _____ No X Refinance Affidavit Included? Yes _____ No X

Amount of New Loan \$231,420.00 Amount of Existing Loan \$0.00

Eligible for OOC? Yes X No _____ Principal Residence Affidavit Included? Yes X No _____

HUD 1 Enclosed? Yes

New Owner's Mailing Address: 835 West Cross Street, Baltimore, MD 21230
(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment \$3324.00 Recordation Tax Payment \$2220.00

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. SG (Initials)**

Submitter Info:

Name: Sheri Gustavsson / 9-2026-4634

Firm: Universal Title, Ellicott City

Address: 8015 Corporate Drive, Suite G Baltimore MD 21236

Phone #: (410) 967-0523

E-mail: sgustavsson@universaltitle.com