

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$1,580.00
01-17-2026 SS

All taxes for which assessments
have been Received have been
Paid as of 01-17-2026 SS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$2,370.00
01-17-2026 SS

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$900.00
TOTAL \$960.00
XAC KMW
Jan 21, 2026 10:48 am

File No.: UM-25-11980
Parcel Tax ID: 15-35-3190-005

Smart Settlements, LLC
2110 Vermont Ave., NW
Washington DC 20001

NO TITLE INSURANCE

Grantee Mailing Address:
Xavier Harrison KELLY
4408 Towanda Avenue, Baltimore, MD 21215

This Deed of Assignment, made this 3rd day of November, 2025, by and between
Lesly Robert LAMARQUE and Chanda V. BELL-LAMARQUE, husband and wife, as tenants by the
entirety, GRANTOR(S), and Xavier Harrison KELLY, an unmarried man, GRANTEE(S).

Witnesseth –

That in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100
AND 00/100 DOLLARS (\$180,000.00), which includes the amount of any outstanding Mortgage or Deed
of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor(s) do hereby grant and
convey to the said Grantee(s), sole owner, in LEASE HOLD, all that lot of ground situate in the City of
Baltimore, Maryland and described as follows, that is to say:

All that lot of ground situate in the City of Baltimore, State of Maryland described as follows, that is to
say:

BEGINNING for the same on the southwest side of Towanda Avenue as laid down on the plat of the
Loyola Construction Company, 50 feet wide, at the distance of 172.5 feet northwesterly from the
intersection of the northwest side of Kate Avenue, 50 feet wide, and the southwest side of Towanda
Avenue and running thence south 63 degrees 32 minutes 27 seconds west and through the center line of
the division wall between the house erected on the lot now being described and the house erected on the
lot next adjacent thereto on the southeast and continuing the same course in all 98 feet to intersect the
northeast side of a 25 foot alley there situate; thence binding on the northeast side of said alley with the
use thereof and of the alleys with which it communicates in common with others north 26 degrees 27
minutes 33 seconds west 20 feet to intersect the southeast side of LaPorte Street 22.5 feet wide; thence
binding on the southeast side of LaPorte Street north 63 degrees 32 minutes 27 seconds east 98.42 feet to
intersect the southwest side of said Towanda Avenue; thence reversing and parallel to the second course
in this description south 26 degrees 27 minutes 31 seconds east binding on the southwest side of said
Towanda Avenue in all 20 feet to the place of beginning.

Property Address: 4408 Towanda Avenue, Baltimore City, Maryland 21215
Tax Parcel ID No: 15-35-3190-005

BEING the Leasehold Interest which by Deed dated December 20, 2022, and recorded among the Land
Records of Baltimore City, Maryland on February 27, 2023, in Liber 25630, in Folio 82, was granted and
conveyed by Emillien LLC, a Florida Limited Liability Company, sole owner, unto Lesly Robert
Lamarque and Chanda V Bell-Lamarque, tenants by the entirety.

BEING by Ground Rent Redemption Deed dated November 4, 2025, and to be forthwith recorded among the Land Records of Baltimore City, Maryland, was granted and conveyed by Mindy Fishkind, Trustees for Kevin Eric Fishkind, unto Xavier Harrison Kelly, sole owner.

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 described ground and premises to the said party(ies) of the second part, its successors and assigns, for all the residue of the term of years yet to come and unexpired therein, with benefit of renewal forever, subject to the payment of the Semi-Annual ground rent of \$96.00, payable on the 1st day of February and August, in each and every year.

And the Grantor(s) hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

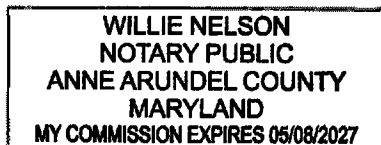
In Witness Whereof, Grantor(s) have caused this Deed to be properly executed and sealed the day and year first above written.


_____(SEAL)
Lesly Robert LAMARQUE

STATE/JURAT OF Maryland
COUNTY/CITY OF Prince Georges } ss

I hereby certify that on this 3 day of November, 2025, before me, the subscriber, a Notary Public of the State/Jurat and County/City aforesaid, personally appeared Lesly Robert LAMARQUE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.




Notary Public Willie Nelson
My Commission Expires: 05/08/2027

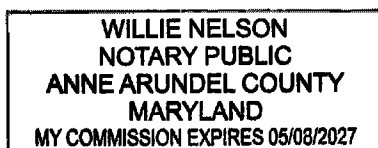
In Witness Whereof, Grantor(s) have caused this Deed to be properly executed and sealed the day and year first above written.

 (SEAL)
Chanda V. BELL-LAMARQUE

STATE/JURAT OF Maryland
COUNTY/CITY OF Prince Georges } ss

I hereby certify that on this 4th day of November, 2025, before me, the subscriber, a Notary Public of the State/Jurat and County/City aforesaid, personally appeared Chanda V. BELL-LAMARQUE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.




Notary Public Willie Nelson
My Commission Expires: 05/08/2027

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 Supreme Court of Maryland.



J. Kevin McIntyre, Esq.

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 Lesly Robert LAMARQUE

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

4408 Towanda Avenue, Baltimore, MD 21215

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

Willie Nelson
Willie Nelson

Lesly Robert LAMARQUE

Name

Signature

11/03/2025
**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.

MARYLAND
FORM
WH-AR

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
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2025

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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 Chanda V. BELL-LAMARQUE

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

4408 Towanda Avenue, Baltimore, MD 21215

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

Willie Nelson

Willie Nelson

Chanda V. BELL-LAMARQUE

11/04/2025

Name

CPL

**Date

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.

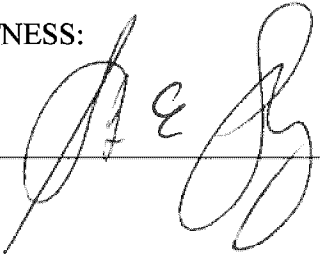
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

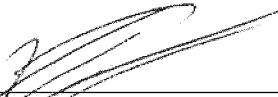
12/23

OWNER OCCUPANCY AFFIDAVIT

Xavier Harrison KELLY, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

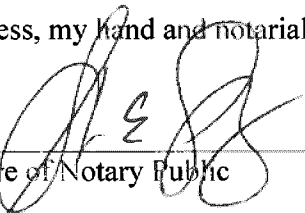



Xavier Harrison KELLY (SEAL)

STATE OF District of Columbia
COUNTY OF WASHINGTON DC to wit:

I hereby certify that on the 7 day of November, 20 , before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Xavier Harrison KELLY, 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:

4-14-28



CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

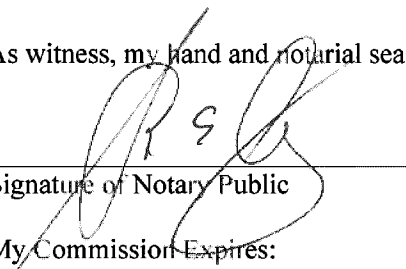
I, Xavier Harrison KELLY, do hereby certify and affirm
under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as
4408 Towanda Avenue, Baltimore, MD 21215 and that I will occupy that property as my principal residence
for at least 7 of the 12 months immediately following this conveyance.

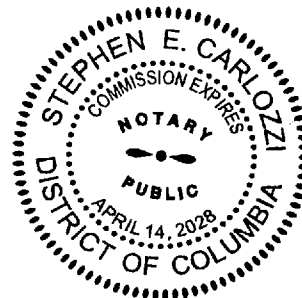

Xavier Harrison KELLY

STATE OF District of Columbia
COUNTY OF Washington DC, to wit:

I hereby certify that on the 7 day of November, 2020, before me, the
subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Xavier Harrison KELLY, 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:
4-14-28





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:

Taxable Conveyance Consideration \$180,000.00

Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason _____

Include "No Consideration" Affidavit if applicable

Grantor(s) Lesly Robert LAMARQUE and Chanda V. BELL-LAMARQUE

Grantee (s) Xavier Harrison KELLY

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: 4408 Towanda Avenue W/S/B/L 15-35-3190-005

Fee Simple _____ Leasehold X Amount _____

Multiple Deed Transfer Yes _____ No X

Refinance Yes _____ No _____ Refinance Affidavit Included? Yes _____ No _____

Amount of New Loan \$176,739.00 Amount of Existing Loan \$ _____

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

HUD 1 Enclosed? X Yes No N/A

New Owner's Mailing Address: 4408 Towanda Avenue, Baltimore, MD 21215

(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment 2,370.00 Recordation Tax Payment 1,580.00

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.** akb (Initials)

Submitter Info:

Name: Angela Blom Ext. 108

Firm: Smart Settlements, LLC

Address: 9500 Medical Center Drive, Suite 490, Largo, MD 20774

Phone #: (240) 498-9627

E-mail: angela@smartsettlements.com