

DocuSign Envelope ID: C0B7975A-0CAE-4DAC-8F9A-CE0712D11E70

Abode Settlement Group, LLC
 File No. **25-11544**
 Tax ID# **27-20-4602-071**

No Consideration Deed
No Title Examination
No Title Insurance

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

8/27/25	0995	\$1135.00
Date	Transaction #	Amount

Authorized Signature

Recordation/Transfer Tax based on the New Loan Amount of \$113,296

This Deed, made this 31st day of July, 2025, by and between
 DOSANDAR LLC, a Maryland limited liability company, party of the first part,
 GRANTOR; and Plusvalis Maryland, LLC, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of ZERO Dollars (\$0.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Plusvalis Maryland, LLC, in fee simple, 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 thereof on the northwest side of Manchester Avenue at the distance of 120 feet northeasterly from the corner formed by the intersection of the northeast side of Reisterstown Road (before its widening) with the northwest side of Manchester Avenue, which place of beginning is designed to be at the intersection of the northwest side of Manchester Avenue with the northeast side of an alley 20 feet wide there laid out parallel with Reisterstown Road, and running thence northeasterly binding on the northwest side of Manchester Avenue 18 feet 10 inches to the line of the center of the partition wall between the house on the lot now being described and the house on the lot next adjoining thereto on the northeast; and thence northwesterly to, through and along the center of said mentioned partition wall and continuing the same course in a straight line in all 120 feet to the southeast side of an alley 10 feet wide there laid out parallel with Manchester Avenue; and thence southwesterly binding on said alley with the use thereof in common with other lots binding thereon 16 feet 1 inch to the northeast side of an alley 20 feet wide in this description first mentioned; thence southeasterly binding on the northeast side of said alley 20 feet with the use thereof in common with other lots binding thereon 120 feet to the place of beginning.

The improvements thereon being known as 3740 Manchester Avenue, Baltimore, Maryland - 21215.

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 Plusvalis Maryland, LLC, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby

All taxes for which assessments have been
 Received have been paid as of this date
 8/27/25
 Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
 Bureau of Revenue Collections, Transfer Tax Division
 Transfer Tax Paid \$1135.00
 Amount
 8/27/25 4602
 Date
 Authorized Signature

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conveyed; that it warrants specially the property hereby granted; and that it 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.

DOSANDAR LLC, a Maryland limited liability company

Signed by:

 CC3ECFCB831412

By: Dario Andreani Gonzalez, Sole Member

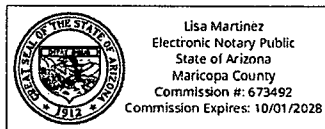
LLM

ARIZONA

STATE OF ~~MARYLAND~~, COUNTY OF MARICOPA, TO WIT:

I hereby certify that on this 31st day of July 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Dario Andreani Gonzalez, who acknowledged himself/herself to be the Sole Member of the DOSANDAR LLC, a Maryland limited liability company, and that as such Member, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Maryland limited liability company, by himself/herself as such Member and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Maryland limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Signed by:
Lisa Martinez
 F00658095303442
Notary Public
 My commission expires:

10/01/2028

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.

See attached
 Jeffrey S. Yablon, Esq.

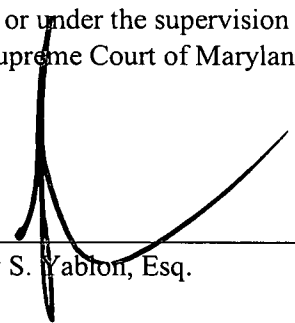
AFTER RECORDING, PLEASE RETURN TO:

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

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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.



Jeffrey S. Yablon, Esq.

AFTER RECORDING, PLEASE RETURN TO:

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

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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 InformationName of Transferor Dosandar LLC**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).3746 Manchester Ave**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

Signed by:

Lisa Martinez

Witness/Attest

DOSANDAR, LLC

Name of Entity by:

[Signature]

CC3FCFCB631412

By

Dario Andreani Gonzalez**07/31/2022**

Name

**Date

Sole Member

Title



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

** 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.

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CIRCUIT COURT FOR

Baltimore City



, MARYLAND

Located at

100 N. Calvert St. Balto, Md 21202

City/County

Court Address

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)

Dario Andreani Gonzalez

1. I, _____, am over eighteen years of age and competent to testify.
Name
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an “electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document.”
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

07/31/2025

Date

Signed by:


CC3ECFCB8631412

Signature of Affiant

Dario Andreani Gonzalez

Printed Name of Affiant

4026

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4602 ^{RS}

LR - Deed (w Taxes)
Recording only \$120.00
Name: DOSANDAR
LLC/PLUSVALIS MARYLAND
LLC
Ref: 3740 MANCHESTER
AVE
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 566.48
LR - NR Tax - 1kd 0.00
=====

SubTotal:	626.48
=====	
Total:	801.48
=====	
09/04/2025 11:41	
CG24-K1W	
#19167070 CG0801 -	
Baltimore City	
Mitche11/CG08.01.07 -	
Register 07	

566.48
40
20
Kim
①