

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$2,670.00
07-22-2026 BJ

All taxes for which assessments
have been Received have been
Paid as of 07-22-2026 BJ
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$4,335.00
07-22-2026 BJ

(space above is for Recorder's use ONLY)		Baltimore City Circuit Court	
File No.: 265345		IMP FD SURE	\$40.00
Parcel ID No.: 01-06-1864-077		RECORDING FEE	\$20.00
		TR TAX STATE	\$722.50
		TOTAL	\$782.50
		XAC DB	
		Jul 22, 2026	11:22 am

DEED
This Deed, made this 10th day of July, 2026 by and between
Michael P. Beczkowski, party of the first part, and **Alexandra Remesch**, party of the second
part;

Witnesseth, that in consideration of **\$289,000.00**, the receipt whereby is hereby
acknowledged, the said party of the first part do(es) grant and convey unto **Alexandra Remesch**,
party of the second part, **as sole owner**, and all her personal representatives, successors and
assigns, in **fee simple** all that piece or parcel of land situate, lying and being in **Baltimore City,**
Maryland and described as follows, that is to say:

BEGINNING for the same on the east side of Port Street at the distance of 192 feet
2 ½ inches south from the corner formed by the intersection of the east side of
Port Street and the south side of Fait Avenue and which place of beginning is
designed to be at the centre of the partition wall between the house on the lot now
being described and the house on the lot next adjoining on the south and running
thence north binding on the east side of Port Street 12 feet to the centre of the
partition wall between the house on the lot being described and the house on the
lot adjoining on the north; thence running east parallel with Fait Avenue and
through the centre of said partition wall lastly mentioned in the description of this
lot to the end thereof and continuing the same course in all 60 feet to the west
side of an alley ten feet wide there being; thence south binding on the west side of
said alley ten feet wide with the use and privilege thereof in common 12 feet to
intersect a line drawn east from the place of beginning through the centre of said
partition wall firstly mentioned in the description of this lot and thence reversing
the line so drawn and binding thereon 60 feet to the place of beginning.

The improvements thereon being known as 819 S. Port Street, Baltimore, MD
21224.

BEING the same property which by Life Estate Deed dated November 15, 2022 and recorded January 25, 2023 in Liber 25516, folio 294 among the Land Records of Baltimore City, Maryland which was granted and conveyed by Michael P. Beczkowski unto himself, a life estate with full powers.

ALSO BEING the same property which by Merger Deed dated July 13, 2016 and recorded immediately prior hereto or intended so to be among the Land Records of Baltimore City, Maryland which was granted and conveyed by Bay Vanguard Bank, unto the Grantor(s) herein

And the said party of the first covenant(s) that he will warrant specially the property conveyed; and that he will execute such further assurances of said land as may be requisite.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

{SIGNATURE(S) TO APPEAR ON FOLLOWING PAGES}

Witness the hands and seals

Michael P. Beczkowski
Michael P. Beczkowski

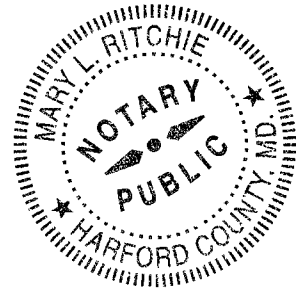
STATE OF Maryland
COUNTY OF Harford

On this 6th day of July, 2026, before me, the undersigned officer, personally appeared **Michael P. Beczkowski**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

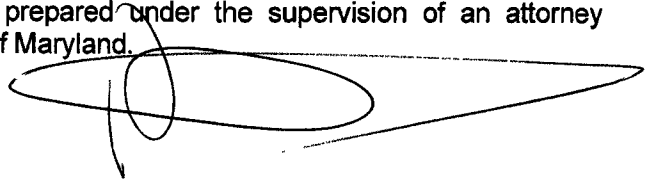
In Witness Whereof, I hereunto set my hand and official seal.

Mary L. Ritchie
NOTARY PUBLIC

My commission expires: 8/6/29



I certify that this instrument has been prepared under the supervision of an attorney approved to practice before the Supreme Court of Maryland.

A handwritten signature in black ink, appearing to be "R. Rosario, Jr.", written over a horizontal line.

MD Attorney at Law, Richard H. Rosario, Jr.

Return to:

Land Abstract & Escrow, LLC
207 Old Padonia Road, Suite 100
Cockeysville, MD 21030

FIRST TIME HOMEBUYER AND OWNER OCCUPIED AFFIDAVIT

THE WITHIN GRANTEE(S) DO(ES) HEREBY CERTIFY UNDER OATH AND THE PENALTIES OF PERJURY THAT THE GRANTEE(S) IS/ARE INDIVIDUAL(S) WHO HAS/HAVE NEVER OWNED IN THE STATE RESIDENTIAL REAL PROPERTY THAT HAS BEEN HIS/HER/THEIR PRINCIPAL RESIDENCE AND THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THE RESIDENCE WILL BE OCCUPIED BY THE WITHIN GRANTEES AS THEIR PRINCIPAL RESIDENCE AND/OR A GRANTEE IS A CO-MAKER OR GUARANTOR OF A PURCHASE MONEY MORTGAGE/DEED OF TRUST (AS DEFINED IN TP 12-108). FURTHERMORE, THAT THE GRANTEE(S) HAVE NEVER OWNED PROPERTY IN THE STATE OF MARYLAND WHICH WAS THEIR PRINCIPAL RESIDENCE. THE GRANTEES FURTHER CERTIFY UNDER OATH THEY MEET ALL REQUIREMENTS SET FORTH IN TAX PROPERTY ARTICLE 13-203(B) AND ARE THEREFORE ENTITLED TO ANY APPLICABLE STATE AND LOCAL TRANSFER TAX EXEMPTION.

ADDITIONALLY, THE GRANTEES AFFIRM THAT THEY WILL OCCUPY THE PROPERTY FOR AT LEAST 7 OF THE 12 MONTHS IMMEDIATELY FOLLOWING THE CONVEYANCE.

Alexandra Remesch
 Alexandra Remesch, (First-time buyer)

STATE OF Maryland
 COUNTY OF Baltimore

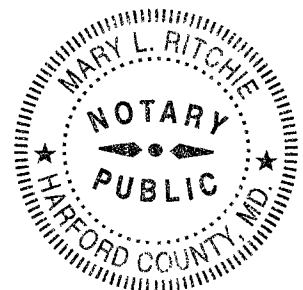
On this 10th day of July, 2026, before me, the undersigned officer, personally appeared **Alexandra Remesch**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Mary L. Ritchie
 NOTARY PUBLIC

8/6/29

My commission expires:



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 MICHAEL P. BECZKOWSKI

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
819 S PORT STREET BALTIMORE, MD 21224

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



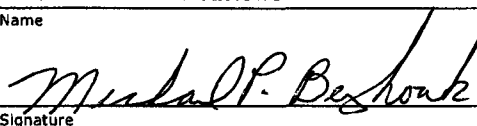
MICHAEL P. BECZKOWSKI

Name

7/6/26

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.



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5139 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

Taxable Conveyance Consideration \$289,000.00

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

Exempt Conveyance Reason First Time Maryland Homebuyer / Owner Occupied

Include "No Consideration" Affidavit if applicable

Grantor (s) Michael P. Beczkowski

Grantee (s) Alexandra Remesch

Single Property ☒ Multiple Properties ☐

(If you check multiple properties, include the first property on this page and all others should be entered on the attached addendum. We do not verify legal descriptions.)

Property Address: 819 S Port Street Baltimore, MD 21224 W/S/B/L 01-06-1864-077

Fee Simple ☒ Leasehold ☐ Amount \$

Multiple Deed Transfer Yes ☐ No ☒

Refinance Yes ☐ No ☒ Refinance Affidavit Included? Yes ☐ No ☒

Amount of New Loan \$245,650.00 Amount of Existing Loan n/a

Eligible for OOC? Yes ☒ No ☐ Principal Residence Affidavit Included? Yes ☒ No ☐

HUD 1 Enclosed? ☒ Yes ☐ No ☐ N/A

New Owner's Mailing Address: 819 S Port Street Baltimore, MD 21224

Transfer Tax Payment \$ 4,335.00 Recordation Tax Payment \$ 2,670.00

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

Important Notice: ** Effective July 1, 2014 our office will be enforcing new policies & procedures regarding deeds that are conveying multiple properties. 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 & 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, then the omitted property will not be transferred until the responsible party (i.e. title company, attorney, or whoever handled the settlement) obtains a lien sheet and pays all open liens.

** I have read and understand the policies regarding the transfer of multiple properties mentioned above. CM (Initials)

Submitter Info:

Name: Carrie McCauley

Firm: Land Abstract & Escrow, LLC

Address: 207 Old Padonia Road, Ste. 100, Cockeysville, MD 21030

Phone #: 410-891-6770

E-mail: cmccauley@laescrow.net