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CITY OF BALTIMORE, MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

8/3/26 0628 5180.00
Date Transaction # Amount

Authorized Signature

Definitive Title, LLC

File No. 2026-MD-2244

Tax ID # 01-10-1897-001

Underwriter: Old Republic National Title Insurance Company

10f2

This Deed, made this 13th day of July, 2026 by and between **Gerald J. Ward**, party of the first part, Grantor; and **Adam Lane Chaudry and Katherine Getty**, as joint tenants, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of FIVE HUNDRED FORTY THOUSAND AND 00/100 (\$540,000.00), 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 Adam Lane Chaudry and Katherine Getty, as joint tenants, their assigns, 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 WITH THE SAME on the south side of Elliott Street at a distance of one hundred and thirty-five feet westerly from the corner formed by the intersection of the south side of Elliott Street and the west side of Decker Avenue (formerly Hare Street) and which place of beginning is designated to be at the center of the partition wall there being and running thence westerly on the south side of Elliott Street fifteen feet to the east of Potomac Street (which is not yet opened and condemned and is not intended by these presents to be dedicated) thence southerly on the east side of Potomac Street, seventy-five feet to the north side of an alley ten feet wide thence easterly binding on said alley with the use thereof in common fifteen feet to intersect a line drawn southerly from the place of beginning and through the center of said partition wall and thence reversing the line so drawn thereon seventy-five feet to the place of beginning.

For informational purposes only: The property being known as: 3001 Elliott Street → 1897

BEING the same property by which Deed is dated August 15, 2014 and recorded August 26, 2014 among the Land Records of Baltimore City, State of Maryland in Liber FMC 16501, folio 74 which was granted and conveyed by Allison Ross Schulte, known of record as Allison B. Ross unto Gerald J. Ward and Suzanne Wolfenson.

BEING the same property by which Deed is dated July 7, 2021 and recorded November 15, 2021 among the Land Records of Baltimore City, State of Maryland in Liber MB 23934, folio 224 which was granted and conveyed by Gerald J. Ward and Suzanne Wolfenson unto Gerald J. Ward.

Tax ID No.: 01-10-1897-001

All taxes for which assessments have been Received have been paid as of this date

7/20/26
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

8/3/26 454800 8100.00
Date Cash Slip # Amount

Authorized Signature

Deed - Individual

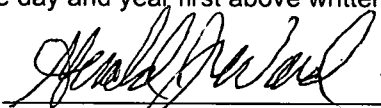
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

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 Adam Lane Chaudry and Katherine Getty, as joint tenants, their assigns, in fee simple.

And the said party of the first part 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.

As Witness the hand and seal of said Grantor, the day and year first above written.


WITNESS

 (SEAL)
Gerald J. Ward

STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

I hereby certify that on the 13th day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Gerald J. Ward, 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.

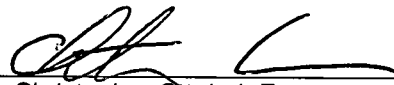

Signature of Notary Public

My Commission Expires: 10 16 26

Fabio Ferrara
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
MY COMMISSION EXPIRES October 16, 2026

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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.



Christopher Goebel, Esq. (SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Definitive Title, LLC
754 Washington Boulevard
Baltimore, MD 21230

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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****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 InformationName of Transferor Gerald J. Ward**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).3001 Elliott 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

Gerald J. Ward

Name

7/8/26
**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.

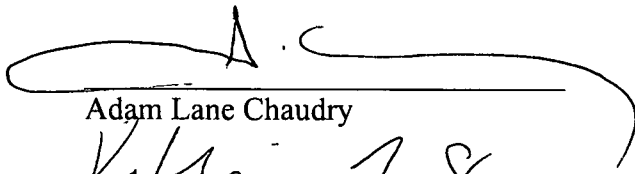
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

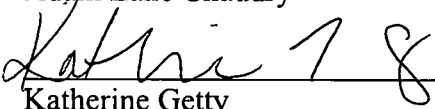
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AFFIDAVIT OF GRANTEE AS FIRST-TIME MARYLAND HOME BUYER

The undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned are Grantees of residentially improved real property located at 3001 Elliott Street, Baltimore, MD 21224.
2. The undersigned are first-time Maryland home buyers (defined in §14-104-c(6)(i) as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.


Adam Lane Chaudry


Katherine Getty

Or, the undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned are Grantees of residentially improved real property located at 3001 Elliott Street, Baltimore, MD 21224.
2. The undersigned are co-makers or guarantors of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Adam Lane Chaudry

Katherine Getty

STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

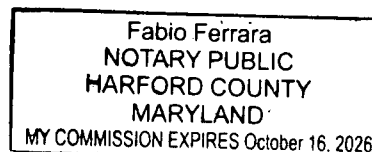
Sworn to and subscribed before me by Adam Lane Chaudry and Katherine Getty on this 13th day of July, 2026.


Signature of Notary Public

(SEAL)

My Commission Expires:

10/18/26

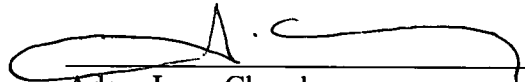
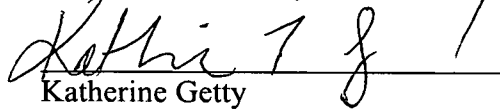


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OWNER OCCUPANCY AFFIDAVIT

Adam Lane Chaudry and Katherine Getty, the Grantees 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 us.

WITNESS:

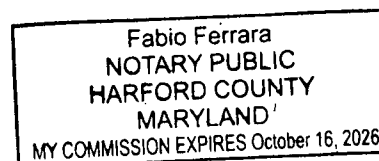
  (SEAL)
Adam Lane Chaudry
 (SEAL)
Katherine Getty

STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

I hereby certify that on the 13th day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Adam Lane Chaudry and Katherine Getty, 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: 10 16 26

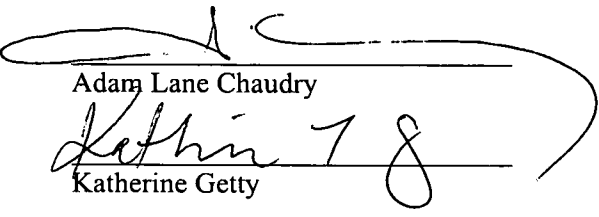
Owner Occupancy Affidavit

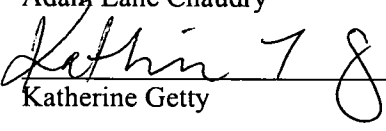
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CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

We, Adam Lane Chaudry and Katherine Getty, do hereby certify and affirm
under the penalties of perjury that we have purchased property in the City of Baltimore, Maryland, known
as 3001 Elliott Street, Baltimore, MD 21224 and that we will occupy that property as our principal residence
for at least 7 of the 12 months immediately following this conveyance.


Adam Lane Chaudry


Katherine Getty

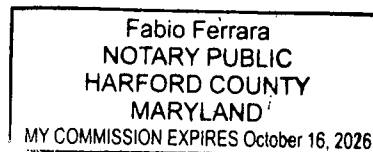
STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

I hereby certify that on the 13th day of July, 2026, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally appeared Adam Lane Chaudry and Katherine
Getty, 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: 10 16 26



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1138

CIRCUIT COURT
FOR BALTIMORE CITY

AUG 06 2026

LAND RECORDS

1897
CK

Name: GERALD WARD/ADAM
CHAUDRY
Ref: 3001 ELLIOTT ST
Deed (w/ Taxes) Recording ST
Fee Amount: \$20.00
NR Tax - lkd: \$0.00
Deed State Transfer Tax:
\$1,350.00
Deed (w/ Taxes) Surcharge:
\$40.00
Total Amount: \$1,410.00
Transaction Amount: \$1,470.00
08/06/2026 12:44:55 PM - 278
0806262401001011
BALT-24-CLLR

\$40
\$20 CC
\$1350