

AFTER RECORDING, RETURN TO:

Attn: S26-31835T
 Eagle Title
 16 Willow Avenue
 Towson, MD 21286

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

6/1/26 26006963 \$5,280.⁰⁰
 Date Transaction # Amount
 Alicia Fungo
 Authorized Signature

Tax ID No.: 12-19-3858-001

DEED

THIS DEED, made this 22nd day of May, 2026, by and between **DONALD W. ALEXANDER, TRUSTEE OF THE DONALD W. ALEXANDER REVOCABLE LIVING TRUST**, dated June 21, 2005, party of the first part, GRANTOR, and **SANDRA OHEMAA PEPAH**, party of the second part, GRANTEE.

WITNESSETH, that for and in consideration of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$550,000.00), 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 **SANDRA OHEMAA PEPAH**, as sole owner, her personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in Baltimore City, State of Maryland and described as follows, that is to say:

Beginning for the same at the corner formed by the intersection of the east side of Calvert Street and the north side of 30th Street, and running thence northerly binding on the east side of Calvert Street 17 feet to the center of a partition wall there situate, thence easterly parallel with 30th Street through the center of said partition wall and continuing the same course in all 154 feet to the west side of an alley 20 feet wide there situate, thence southerly binding on the west side of said alley with the use thereof in common with others parallel with Calvert Street 17 feet to the north side of 30th Street to the place of beginning.

The improvements thereon being known as 3001 N. Calvert Street.

Tax Id. No. 12-19-3858-001

3858

BEING the same property which, by Deed dated June 22, 2005, and recorded among the Land Records of Baltimore City, Maryland, in Liber 6707, folio 215, was granted and conveyed by Donald Wayne Alexander, unto Donald W. Alexander, Trustee of the Donald W. Alexander Revocable Living Trust, dated June 21, 2005.

SUBJECT to all easements, covenants and restrictions of record.

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

6/1/26
 Director of Finance of Baltimore City By
 ae

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

6/1/26 483714 \$8,250.⁰⁰
 Date Cash Slip # Amount
 Alicia Fungo
 Authorized Signature

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 **SANDRA OHEMAA PEPRAH**, as sole owner, her personal representatives, heirs and assigns, in fee simple.

[SIGNATURES BEGIN ON NEXT PAGE]

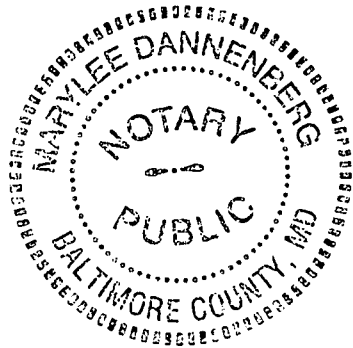
WITNESS the hands and seals of said Grantor, the day and year first above written.

Donald W. Alexander (SEAL) Trustee
 Donald W. Alexander, Trustee of the Donald
 W. Alexander Revocable Living Trust, dated
 June 21, 2005

STATE OF MD, COUNTY OF Baltimore to wit:

I HEREBY CERTIFY that on this 12th day of May, 2026,
 before me, the subscriber, a Notary Public of the aforesaid State, personally appeared **Donald W.
 Alexander**, known to me or satisfactorily proven to be the person whose name is subscribed to
 the within instrument, and acknowledged the foregoing Deed to be his act as the Trustee of the
 Donald W. Alexander Revocable Living Trust, dated June 21, 2005, (the "Trust"), that he has
 not received notice of removal as Trustee of the Trust, and in my presence signed and sealed the
 same.

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



NOTARY PUBLIC
 My Commission Expires:

8/30/29

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 highest Court of Maryland.

A handwritten signature in black ink, appearing to read 'B. Walsh', written over a horizontal line.

Bradley T. Walsh, Esquire

**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 Donald W. Alexander, Trustee of the Donald W. Alexander Revocable Living Trust

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

3001 N. Calvert Street, Baltimore, MD 21218

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

Donald W. Alexander, Trustee of the Donald W. Alexander Revocable Living Trust

Witness

05/12/2026

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

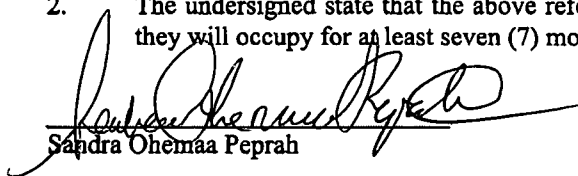
Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

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.

OWNER OCCUPANCY AFFIDAVIT

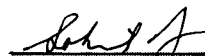
THE UNDERSIGNED(S) STATE(S) UNDER OATH AS FOLLOWS:

1. The undersigned is the Grantee of residentially improved real property located at 3001 N. Calvert Street, Baltimore, MD 21218.
2. The undersigned state that the above referenced property will be their principal residence which they will occupy for at least seven (7) months of a twelve (12) month period.


Sandra Ohemaa Peprah

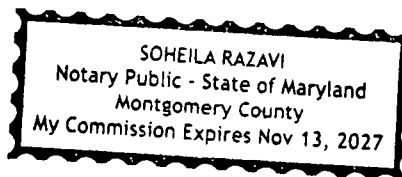
STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit:

Sworn to and subscribed before me by Sandra Ohemaa Peprah on this May 22, 2026.

 (SEAL)

Signature of Notary Public
SOHEILA RAZAVI

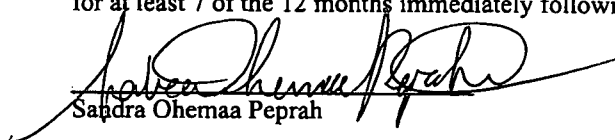
My Commission Expires: 11/13/2027



CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore SM COUNTY OF MONTGOMERY

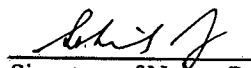
I, Sandra Ohemaa Peprah, do hereby certify and affirm
under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as
3001 N. Calvert Street, Baltimore, MD 21218 and that I will occupy that property as my principal residence
for at least 7 of the 12 months immediately following this conveyance.

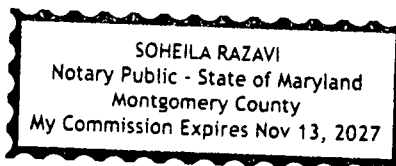

Sandra Ohemaa Peprah

STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 22nd day of May, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Sandra Ohemaa Peprah, 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
SOHEILA RAZAVI
My Commission Expires: 11/13/2027



3121

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2750

JW

3858
CLK

Name: DONALD W
ALEXANDER/SANDRA OHENMAA PER
Ref: 3001 N CALVERT STREET
Deed (w/ Taxes) Recording ST
Fee Amount: \$20.00
NR Tax - lkd: \$0.00
Deed State Transfer Tax:
\$2,750.00
Deed (w/ Taxes) Surcharge:
\$40.00
Total Amount: \$2,810.00
Transaction Amount: \$2,870.00
06/01/2026 04:02:16 PM - 278
0601262403001023
BALT-24-CLLR

Space Reserved for County Validation

AOC-CC-300(5/2007).

File No.: S26-31835T