

114
File# 1114025-00200

WHEN RECORDED RETURN TO:

Callie Mae Simon
1612 Barclay Street
Baltimore, MD 21202

Parcel ID# 12-10-1110-023

Title Insurer: Title Resources Guaranty Company

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

3/26/25 25006240 \$2970.00
Date Transaction # AmountAthena Autos
Authorized Signature

THIS DEED, Made this 19th day of March, 2025, by and between Neil Ambrose Tarrant, party of the first part, Grantor, and Callie Mae Simon, party of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Three Hundred Nineteen Thousand and 00/100 Dollars (\$319,000.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said party of the second part, **as sole owner**, and unto his or her heirs, Personal Representatives and assigns, in fee simple, all that lot or parcel of ground situate in Baltimore City, State of Maryland, and described as follows:

BEGINNING for the same on the West side of Barclay Street at the distance of 160 feet Northerly from the corner formed by the intersection of the West Side of Barclay Street and the North side of Federal Street which place of beginning is designed to be at the center of a partition wall there being, and running thence Northerly binding on the West side of Barclay Street 14 feet to the center of a partition wall there being, thence Westerly parallel with Federal Street through the center of said last mentioned partition wall and continuing the same course in all 90 feet to the East side of an alley 12 feet wide there being, and thence Southerly binding on the East side of said alley with the use thereof in common 14 feet to intersect a line drawn Westerly from the place of beginning through the center of said partition wall firstly mentioned in this description, and thence reversing the line so drawn and binding thereon 90 feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: The improvements thereon are known as No. 1612 Barclay Street.

1110
BEING the same property which by Deed dated December 17, 2021, and recorded among the Land Records of Baltimore City in Liber 24140, folio 62, was granted and conveyed by Winthrop W. Dansbury unto Neil Ambrose Tarrant, the Grantor herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 party of the second part, **as sole owner**, and unto his or her heirs, Personal Representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he/she will warrant specially the property granted; and that he/she will execute such further assurances of the same as may be requisite.

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

3/26/25
Director of Finance of Baltimore City By
Athena Autos

CITY OF BALTIMORE, MARYLAND

Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

3/26/25 436112 \$4785.00
Date Cash Slip # AmountAthena Autos
Authorized Signature

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Callie Mae Simon
1612 Barclay Street
Baltimore, MD 21202

Parcel ID# 12-10-1110-023

Title Insurer: Title Resources Guaranty Company

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

3/26/25 25006210 \$2970.00
Date Transaction # Amount

Callie Mae Simon
Authorized Signature

THIS DEED, Made **this 19th day of March, 2025**, by and between **Neil Ambrose Tarrant**, party of the first part, Grantor, and **Callie Mae Simon**, party of the second part, Grantee.

WITNESSETH, that in consideration of the sum of **Three Hundred Nineteen Thousand and 00/100 Dollars (\$319,000.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said party of the second part, **as sole owner**, and unto his or her heirs, Personal Representatives and assigns, in fee simple, all that lot or parcel of ground situate in **Baltimore City**, State of Maryland, and described as follows:

BEGINNING for the same on the West side of Barclay Street at the distance of 160 feet Northerly from the corner formed by the intersection of the West Side of Barclay Street and the North side of Federal Street which place of beginning is designed to be at the center of a partition wall there being, and running thence Northerly binding on the West side of Barclay Street 14 feet to the center of a partition wall there being, thence Westerly parallel with Federal Street through the center of said last mentioned partition wall and continuing the same course in all 90 feet to the East side of an alley 12 feet wide there being, and thence Southerly binding on the East side of said alley with the use thereof in common 14 feet to intersect a line drawn Westerly from the place of beginning through the center of said partition wall firstly mentioned in this description, and thence reversing the line so drawn and binding thereon 90 feet to the place of beginning.

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TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 party of the second part, **as sole owner**, and unto his or her heirs, Personal Representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he/she will warrant specially the property granted; and that he/she will execute such further assurances of the same as may be requisite.

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

3/26/25
Director of Finance of Baltimore City By

Callie Mae Simon

CITY OF BALTIMORE, MARYLAND

Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

3/26/25 436112 \$4785.00
Date Cash Slip # Amount

Callie Mae Simon
Authorized Signature

WITNESS the hand and seal of the within Grantor:

WITNESS:

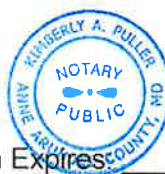
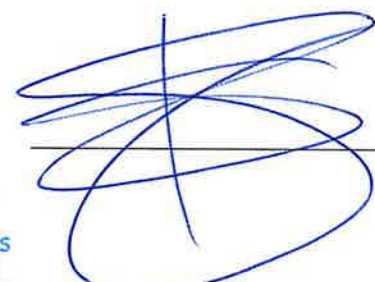


Neil Ambrose Tarrant (SEAL)

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 19th day of March, 2025, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Neil Ambrose Tarrant**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that he/she executed the same for the purposes therein contained.

As Witness my hand and Notarial Seal.


Kimberly A. Puller
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
February 19, 2029


Notary Public

Prepared by:
Mid-Atlantic Settlement Services LLC
4 North Park Drive, Suite 205
Hunt Valley, MD 21030
410-252-1208
File #1114025-00200

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 Court of Appeals of Maryland.



Lisa M. O'Doherty

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 Neil Ambrose Tarrant

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

1612 Barclay Street, Baltimore MD 21202

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



Neil Ambrose Tarrant

Name

03/19/2025

**Date

Signature



3b. Entity Transferors

Witness/Attest

Name of Entity

By

03/19/2025

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.

**Seller's Affidavit of Compliance with Maryland Renter's Rights and Stabilization Act HB 693 (2024)
Real Property Article §8-119 - Statewide Tenant's Right of First Refusal**

Property Address: 1612 Barclay Street Baltimore, MD 21202

The undersigned under penalties of perjury states as follows:

(INITIAL ONLY ONE)

Option 1)  (Initials) _____ (Initials)

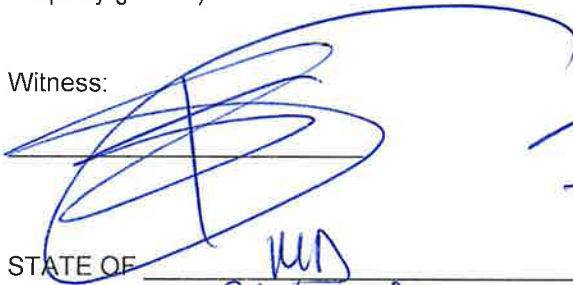
The above property is a residential rental property as defined in the Act and the seller has complied with all the requirements contained within the Renter's Rights and Stabilization Act of 2024 (Maryland Real Property §8-119)

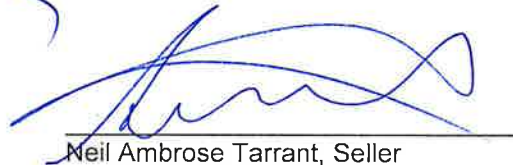
OR

Option 2) _____ (Initials) _____ (Initials)

The above property is exempt from the Renter's Rights and Stabilization Act of 2024 (Maryland Real Property §8-119)

Witness:



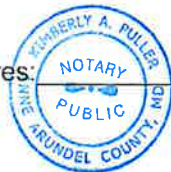

Neil Ambrose Tarrant, Seller

STATE OF MD
COUNTY OF Baltimore, to-wit:

On this 19th day of March, 2025, before me, the undersigned Notary Public, personally appeared Neil Ambrose Tarrant, to be known to me (or satisfactorily proven) to be the individual who executed the foregoing Affidavit and executed the said instrument as her/his free and voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

My Commission Expires:



Kimberly A. Puller
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
February 19, 2029

Notary Public: 

**AFFIDAVIT OF GRANTEES AS
FIRST-TIME MARYLAND / OWNER OCCUPIED HOME BUYERS**

The undersigned each state under oath, and under penalties of perjury, as follows:

1. Each of the undersigned is a Grantee of residentially improved real property located at **1612 Barclay Street, Baltimore, MD 21202**, being more particularly described herein.
2. Each of the undersigned is either (select one and initial):

☒ CMS

- (a) first-time Maryland home buyer, defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence,
- (b) **AND** the residence will be occupied by the Grantee as the Grantee's principal residence for at least 7 months of the 12 month period immediately following this conveyance.

OR

☐ _____

- (a) co-maker or guarantor of a purchase money mortgage or purchase money deed of trust as defined in §12-108(i) for the property
- (b) **AND** who will not occupy the residence as the co-maker's or guarantor's principal residence.

Callie Mae Simon
Callie Mae Simon, Grantee

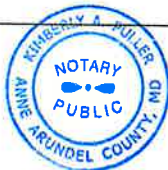
STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 19th day of March, 2025, before me, the subscriber, a Notary Public of the State and jurisdiction aforesaid, personally appeared **Callie Mae Simon**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

As Witness my hand and Notarial Seal.

Notary Public

My Commission Expires: _____



Kimberly A. Puller
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
February 19, 2029

AFFIDAVIT OF GRANTEE(S) PRIMARY RESIDENCE

Callie Mae Simon, Grantee(s) in the within Deed from **Neil Ambrose Tarrant**, as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved owner-occupied real property and that the residence will be occupied by me at least seven (7) out of twelve (12) months of any future period.

Callie Mae Simon (SEAL)
Callie Mae Simon, Grantee

STATE OF MARYLAND, CITY/COUNTY of Baltimore, to wit:

I HEREBY CERTIFY, That on this 19th day of March, 2025 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Callie Mae Simon, the within Grantee, and she acknowledged the foregoing instrument to be her act.

AS WITNESS my hand and Notarial Seal.

Kimberly A. Puller
Notary Public
Kimberly A. Puller
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
February 19, 2029

My Commission Expires:



1612 Barclay Street,

Baltimore, MD 21202

Ans

05.161
197.50
02
df

(1)

LR - Deed (w Taxes)
Recording only ST20.00
Name: CALLIE MAE SIMON
Ref: 1812 BARCLAY ST.
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 707.50
LR - NR Tax - 1kd 0.00
=====
SubTotal: 857.50
=====
Total: 1,037.50
03/20/2025 11:55
0024-ES
#18708382 000001 -
Baltimore City
Mitchell/0000.01.03 -
Register 93

11/10/25