

Terrain Title & Escrow Company
File No. 24-18056
Tax ID # 26-19-6269B-037

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$890.00
06-26-2024 CMU

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$445.00
TOTAL \$505.00
XAC JW
Jun 26, 2024 02:48 pm

This Deed, made this 6th day of June, 2024 by and between Janet L. Bogan, party of the first part, Grantor; and Westlich Realty LLC, party of the second part, Grantee.

- **Witnesseth** -

That for and in consideration of the sum of SIXTY FIVE THOUSAND NINE HUNDRED EIGHTY AND 12/100 (\$68,980.12), and an additional consideration of THOUSAND NINETEEN AND 88/100 (\$20,019.88) for a total consideration of EIGHTY NINE THOUSAND AND 00/100 (\$89,000.00) the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantee, as its successors and 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 for the same on the north side of Roberts Place at the distance of 229 feet 3 inches, easterly from the northeast corner of Roberts Place and Conkling Street (formerly called Third Street) which point of beginning is in the center of the partition wall there erected; running thence, easterly binding on the north side of Roberts Place 15 feet 3 inches, to the center of another partition wall there erected; thence northerly through the center of said last mentioned partition wall and continuing the same course, in all 85 feet to the south side of a 10 foot alley there situate; thence westerly binding on the side of said alley, with the use thereof in common, 15 feet 3 inches; and thence southerly to and through the center of the first mentioned partition wall 85 feet to the place of beginning.

All taxes for which assessments
have been Received have been
Paid as of 06-26-2024 CMU
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$1,335.00
06-26-2024 CMU

The improvements thereon being known as 3630 Roberts Place.

Being the same property which by deed dated September 28, 2006, and recorded among the Land Records of Baltimore City, Maryland on November 29, 2006, in Liber 8664, folio 205, was granted and conveyed by Regina Bissett and Richard J. Orwig unto Janet L. Bogan.

SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE DEED OF A DEED OF TRUST FROM JANET L. BOGAN TO GLEN JACKSON, TRUSTEE(S), SECURING AN INDEBTEDNESS TO MERS, INC., AS NOMINEE FOR M&T MORTGAGE CORPORATION, IN THE AMOUNT OF \$110,700.00, DATED SEPTEMBER 28, 2006 AND RECORDED ON NOVEMBER 29, 2006 IN LIBER 8664, FOLIO 212 IN THE OFFICIAL RECORDS OF BALTIMORE CITY RECORDING OFFICE.

ALSO SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE mortgage by JANET L. BOGAN to THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY AND THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN THE ORIGINAL PRINCIPAL AMOUNT OF \$10,000.00 AND RECORDED ON NOVEMBER 29, 2006 IN LIBER 8664, FOLIO 229 IN THE OFFICIAL RECORDS OF BALTIMORE CITY RECORDING OFFICE.

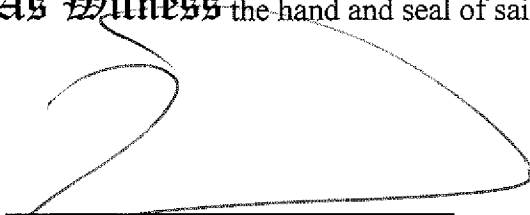
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

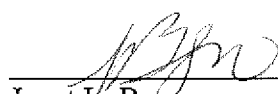
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantee, its successors and assigns, in fee simple.

And the said party of the first part hereby covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

THE REST OF THIS PAGE IS LEFT INTENTIONALLY BLANK

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

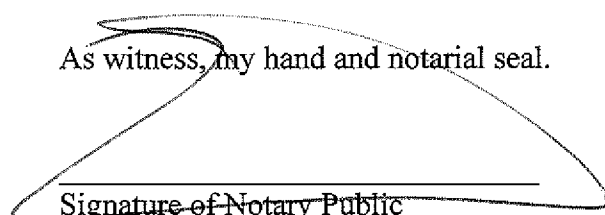

WITNESS


Janet L. Bogan

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 6th day of June, 2024, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Janet L. Bogan, 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.

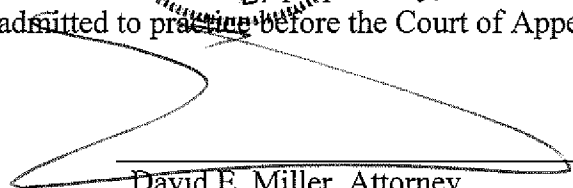
As witness, my hand and notarial seal.


Signature of Notary Public

My Commission Expires: 11/29/28



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.


David E. Miller, Attorney

(SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Terrain Title & Escrow Company
10461 Mill Run Circle, Suite 125
Owings Mills, MD 21117

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 Janet L. Bogan

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

3630 Roberts Place, 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

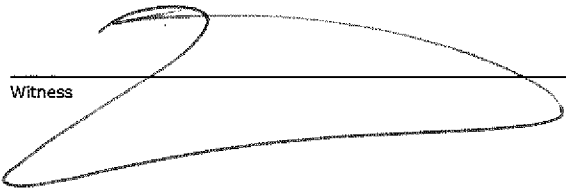
☐

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

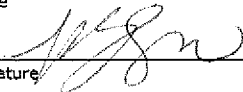
Witness



Janet L. Bogan
Name

6-5-24
**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) 396-5122 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:

Taxable Conveyance Consideration \$68,980.12

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

Exempt Conveyance Reason _____

Include "No Consideration" Affidavit if applicable

Grantor(s) Janet L. Bogan

Grantee (s) Westlich Realty Solution LLC

Single Property x Multiple Properties _____

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

Property Address: 3630 Roberts Place W/S/B/L 26-19-6269B-037

Fee Simple x Leasehold _____ Amount _____

Multiple Deed Transfer Yes _____ No x

Refinance Yes _____ No x Refinance Affidavit Included? Yes _____ No x

Amount of New Loan \$0.00 Amount of Existing Loan \$ _____

Eligible for OOC? Yes _____ No _____ Principal Residence Affidavit Included? Yes _____ No _____

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 2265 Harmony Court, Brentwood, CA 94513

(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment _____ Recordation Tax Payment _____

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

****Important Notice & Affidavit:** 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 and 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, the undersigned responsible party will be responsible to obtain a lien sheet for each and every omitted property and paying any and all liens/taxes that may be due. Responsible party (i.e. Title Company, attorney, or whoever handled the settlement) must obtain a lien sheet and pay all open liens.

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

Submitter Info:

Name: Brittany Mitchell

Firm: Terrain Title & Escrow Company

Address: 10461 Mill Run Circle, Suite 125, Owings Mills, MD 21117

Phone #: (804) 307-7125

E-mail: bmittell@terraintitle.com

