

Quiet Title, LLC
File No. BH26-0023
Tax ID # 02-04-1762-047

All taxes for which assessments
have been Received have been
Paid as of 06-06-2026 ALS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$5,587.50
06-06-2026 ALS

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,505.00
06-06-2026 ALS

This Deed, made this 29th day of May, 2026, by and between **Ayush Malla**, GRANTOR,
and **Yifan Zhang**, GRANTEE.

Witnesseth —

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$931.25
TOTAL \$991.25
XAC DB
Jun 10, 2026 10:00 am

That in consideration of the sum of Three Hundred Seventy-Two Thousand Five Hundred and 00/100 Dollars (\$372,500.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner, 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 south side of Gough Street at the distance of fifteen (15) feet westerly from the corner formed by the intersection of the south side of Gough Street and the west side of Register Street and running thence westerly bounding on the south side of Gough Street fifteen (15) feet, thence southerly parallel with Register Street eighty (80) feet, thence easterly parallel with Gough Street fifteen (15) feet and thence northerly eighty (80) feet to the place of beginning.

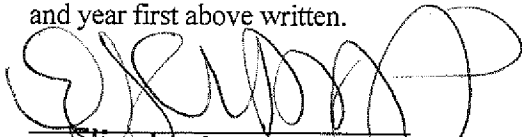
BEING property which, by Deed dated June 30, 2022, and recorded among the Land Records of the City of Baltimore, Maryland, in Liber 25015, Folio 25, was granted and conveyed by Nicholas B. Kelley and Steven H. Stern unto Ayush Bahadur Malla.

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 Yifan Zhang, as sole owner, in fee simple.

And the Grantor 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.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.


Elizabeth S. Hoyt


Ayush Malla (SEAL)

STATE OF MARYLAND } ss
CITY OF BALTIMORE

I hereby certify that on this 29th day of May, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Ayush Malla, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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




Notary Public

My Commission Expires: October 23, 2026

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.


Attorney- Christopher Goebel

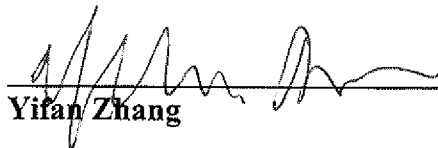
AFTER RECORDING, PLEASE RETURN TO:
Quiet Title, LLC
69 Franklin Street
Annapolis, MD 21401

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

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

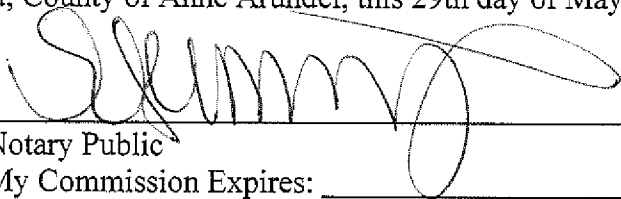
1. The undersigned is the Grantee of residentially improved real property located at 1717 Gough Street, Baltimore, MD 21231, and being more particularly described as Tax ID Number 02-04-1762-047, Baltimore, Maryland.

2. The undersigned is 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) who will occupy the property as Grantee's principal residence.


Yifan Zhang _____ Grantee

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of Anne Arundel, this 29th day of May, 2026.



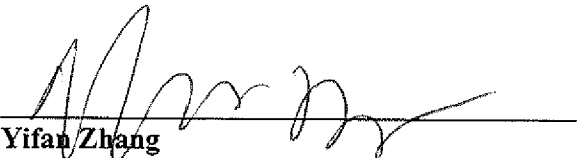


Notary Public
My Commission Expires: _____

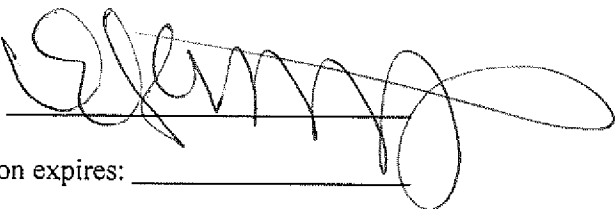
CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Yifan Zhang, do hereby certify and affirm
under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known
as 1717 Gough Street, Baltimore, MD 21231 and that I will occupy that property as my principal
residence for at least 7 of the 12 months immediately following this conveyance.


Yifan Zhang

Subscribed and sworn to before me this 29th day of May, 2026.

Notary Public 
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

Ayush Malla

2. Description of Property

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

1717 Gough Street, Baltimore, MD 21231

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

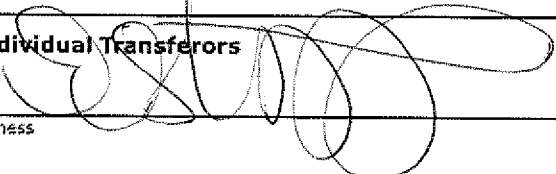
☐

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

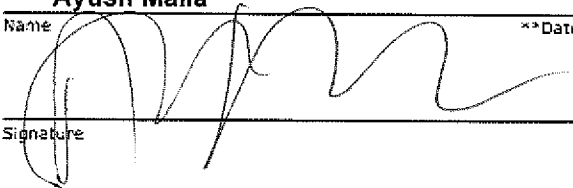
Witness



Elizabeth S. Hoy.

Name

Ayush Malla



Signature

**Date

5/29/26

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.

12/25

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29123 p.0151 MSA_CE_164_38280. Date available 6/12/2026. Printed 7/9/2026.

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29123 p.0152 MSA CE 164 38280. Date available 6/12/2026. Printed 7/9/2026.

State of Maryland Land Instrument Intake Sheet

BOOK: 29123, PAGE: 152

☒ Baltimore City ☐ County:

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1

Type(s) of Instruments

☐ Check Box if addendum Intake Form is Attached.)

1

Deed

Mortgage

Other

2

Deed of Trust

Lease

2

Conveyance Type Check Box

☒ Improved Sale Arms-Length [1]

☐ Unimproved Sale Arms-Length [2]

☐ Multiple Accounts Arms-Length [3]

☐ Not an Arms-Length Sale [9]

3

Tax Exemptions (If applicable) Cite or Explain Authority

Recordation

State Transfer

County Transfer

First Time Maryland Homebuyer

4

Consideration and Tax Calculations

Consideration Amount

Finance Office Use Only

5

Fees

Amount of Fees

Doc. 1

Doc. 2

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6

Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District

Property Tax ID No. (1)

Grantor Liber/Folio

Map

Parcel No.

Var. LOG

Subdivision Name

Lot (3a)

Block (3b)

Sect/AR (3c)

Plat Ref.

Sq Ft/Acreage (4)

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential ☒ or Non-Residential ☐

Fee Simple ☒ or Ground Rent ☐

Amount:

N/A

Partial Conveyance? ☐ Yes ☒ No

Description/Amt. of SqFt/Acreage Transferred:

N/A

If Partial Conveyance, List Improvements Conveyed:

N/A

7

Transferred From

Doc. 1 – Grantor(s) Name(s)

Doc. 2 – Grantor(s) Name(s)

Doc. 1 – Owner(s) of Record, if Different from Grantor(s)

Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8

Transferred To

Doc. 1 – Grantee(s) Name(s)

Doc. 2 – Grantee(s) Name(s)

New Owner's (Grantee) Mailing Address

9

Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)

Doc. 2 – Additional Names to be Indexed (Optional)

10

Contact/Mail Information

Instrument Submitted By or Contact Person

Return to Contact Person

Hold for Pickup

Return Address Provided

11

Assessment Information

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER

Will the property being conveyed be the grantee's principal residence?

Does transfer include personal property? If yes, identify:

Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only – Do Not Write Below This Line

Terminal Verification

Agricultural Verification

Whole

Part

Tran. Process Verification

Transfer Number

Date Received:

Deed Reference:

Assigned Property No.:

Year

20

20

Geo.

Map

Sub

Block

Land

Zoning

Grid

Plat

Lot

Buildings

Use

Parcel

Section

Occ. Cd.

Total

Town Cd.

Ex. St.

Ex. Cd.

REMARKS:

Space Reserved for County Validation

Distribution:

☐ Clerk's Office

☐ Office of Finance

☐ SDAT

☐ Preparer

AOC-CC-300 (5/2007)

BH26-0023

Space Reserved for Circuit Court Clerk Recording Validation