

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

6-17-26 26007508 \$3,580.00
Date Transaction # Amount
Stephanie J. Sut
Authorized Signature

112 C&C Title
File No. 26-3974
Tax ID # 26-05-6470-016
Old Republic National Title Insurance Company

This Deed made this 3rd day of June, 2026, by and between Kate Schade and Paul Keanu Andersen, parties of the first part, Grantors and Amanda Ryann Miller, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED EIGHTY THOUSAND AND 00/100 (\$380,000.00), the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Amanda Ryann Miller, her assigns, the survivor of her and the survivor's heirs, personal representatives 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 east side of Bouldin Street at the distance of 85 feet north from the corner formed by the intersection of the east side of Bouldin Street and the north side O'Donnell street which place of beginning is designated to be at the north side of an alley 10 feet wide there being and running thence northerly binding on the east side of Bouldin street 13 feet to the center of the partition wall there being; thence easterly through the center of said partition wall and continuing the same course parallel with O'Donnell street, in all 70 feet to an alley 15 feet wide there being thence southerly binding on said alley last mentioned, with the use thereof in common, 13 feet to the north side of said 10 foot alley; and thence westerly binding thereon, with the use thereof in common, 70 feet to the place of beginning.

- 6490

For Informational Purposes Only: 1031 S. Bouldin Street, Baltimore, MD 21224

BEING THE SAME parcel of ground which by a Deed dated March 31, 2021 and recorded among the Land Records of Baltimore City, in Liber 23151, folio 259, was granted and conveyed by Steven M. Gladstone unto Kate Schade and Paul Keanu Andersen.

Deed - Individual

All taxes for which assessments have been
Received have been paid as of this date
6-17-26
Director of Finance of Baltimore City By

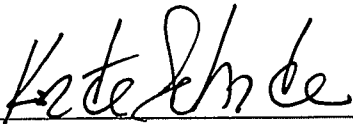
CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
6-17-26 454671 \$5,700.00
Date Transaction # Amount
Stephanie J. Sut
Authorized Signature

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 Amanda Ryann Miller, Sole Owner, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant 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.

As Witness the hands and seals of said Grantors.

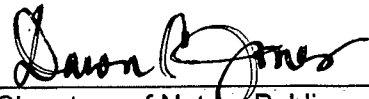
 (SEAL)
 Kate Schade

 (SEAL)
 Paul Keanu Andersen

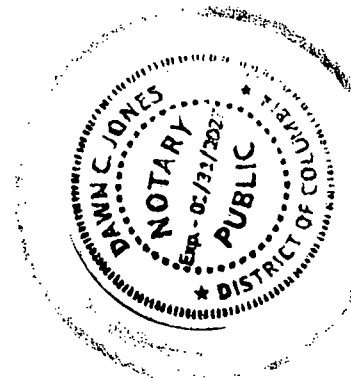
STATE OF District of Columbia
 COUNTY OF D.C., to wit:

I hereby certify that on the 29th day of May, 2026, before me, the subscriber, a Notary Public of the State of District of Columbia in and for the County aforesaid, personally appeared Kate Schade and Paul Keanu Andersen, 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

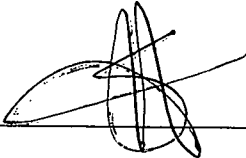
My Commission Expires: 01/31/2027



AFTER RECORDING, PLEASE RETURN TO:

C&C Title
108 W. Timonium Road
Suite 201
Timonium, MD 21093
(410) 457-9910

This is to certify that the within instrument has been prepared under the supervision of the undersigned Maryland attorney.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke, positioned above a solid horizontal line.

Steven S. Hamilton, Esq.

Paul Keanu Andersen (not applicable)

Paul Keanu Andersen

STATE OF District of Columbia
COUNTY OF DC, to-wit:

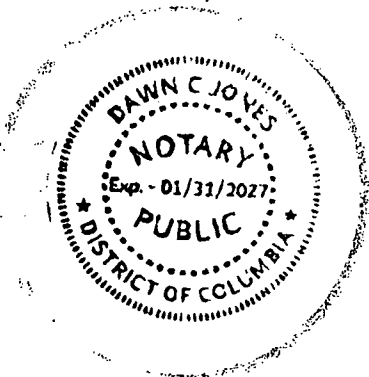
On this 29th day of May, 2026, before me, the undersigned Notary Public, personally appeared Kate Schade and Paul Keanu Andersen and known to me (or satisfactorily proven) to be the individual who executed the foregoing Seller's Affidavit of Compliance and executed the said instrument as her/his free and voluntary act and deed for the purposes therein mentioned.

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

Dawn C. Jones
NOTARY PUBLIC

My Commission Expires: 01/31/2027

DAWN C. JONES
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires January 31, 2027



CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Amanda Ryann Miller, do hereby certify and affirm
under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland,
known as 1031 S. Bouldin Street, Baltimore, MD 21224 and that I will occupy that property as my
principal residence for at least 7 of the 12 months immediately following this conveyance.

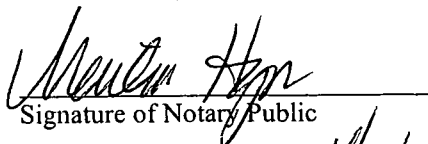
Dated this 3rd day of June, 2026.


Amanda Ryann Miller

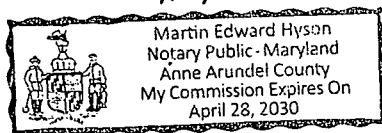
STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

I hereby certify that on the 3rd day of June, 2026, before me, the subscriber, a Notary Public of
the State of Maryland, in and for the County aforesaid, personally appeared Amanda Ryann
Miller, 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: 4/28/30



3116

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40
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1900
4904.82
JW

6470^{RS}

Name: KATE SCHADE, ET
AL/AMANDA RYANN MILLER
Ref: 1031 S BOULDIN STREET
Deed (w/ Taxes) Recording ST
Fee Amount: \$20.00
NR Tax - Ind: \$4,904.82
Deed State Transfer Tax:
\$1,900.00
Deed (w/ Taxes) Surcharge:
\$40.00
Total Amount: \$6,804.82
Transaction Amount: \$6,824.82
08/24/2020 01:18:08 PM - 278
0024262403001014
BALT-24-CLLR