

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$1,137.50
 TOTAL \$1,197.50
 XAC KW
 Jul 16, 2026 01:15 pm

KVS Title, LLC
 File No. 26-KVS-13763-CM
 Title Insurer: Westcor Land Title Insurance Company
 Property Address: 1141 Riverside Avenue, Baltimore, MD 21230
 Tax ID # 24-13-1919-027

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$4,330.00
 07-16-2026 YR

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$6,825.00
 07-16-2026 YR

All taxes for which assessments
 have been Received have been
 Paid as of 07-16-2026 YR
 Director of Finance
 Baltimore City

This Deed, made this 13th day of July, 2026, by and between
Joan Jones, party of the first part, Grantor; and **Taylor J. Triana and Frank J. Triana**, parties
 of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of FOUR HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$455,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, in fee simple, as tenants by the entirety, all that lot of ground situate in the State of Maryland, City of Baltimore, and described as follows, that is to say:

BEGINNING for the same on the east side of Riverside Avenue at the distance of 345.06 feet south of the southeast corner of Riverside Avenue and Cross Street, said place of beginning being at the center of a covered alley between the house on the lot now being described and the house on the lot adjoining on the north and running thence, binding on Riverside Avenue south 6 degrees 36 minutes 40 seconds east 12.81 feet to a point in line with a party wall there situate, thence leaving Riverside Avenue and binding on the center of said party wall north 83 degrees 16 minutes 20 seconds east 58 feet, thence north 82 degrees 31 minutes 20 seconds east 41.70 feet, thence, parallel with Riverside Avenue, north 6 degrees 36 minutes 40 seconds west 12.94 feet, thence south 82 degrees 31 minutes 20 seconds west 41.70 feet and thence to and through said alley south 83 degrees 08 minutes 20 seconds west 58 feet to the beginning.

THE IMPROVEMENTS thereon being known as 1141 Riverside Avenue

BEING KNOWN AND DESIGNATED as lot appearing on plat entitled
"subdivision Plan, Property of Robert R. Kern, Sr. and Helen L. Kern", which plat
is recorded among the Land Records of Baltimore City in Plat Pocket Folder No.
2838.

BEING the same property conveyed to Joan E. Jones by Deed dated October 20,
1988 and recorded on October 28, 1988 in Liber SEB 1883 at Folio 181, among
the aforesaid Land Records.

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 Grantees in fee
simple.

And the said Grantor does 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.

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

WITNESS

Joan Jones (SEAL)
Joan Jones

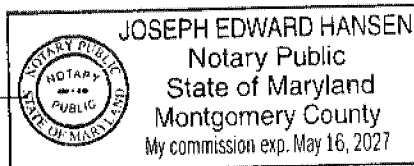
STATE OF Maryland
COUNTY OF Baltimore City, to wit:

I hereby certify that on the 8 day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joan Jones, 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:



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 Supreme Court of Maryland.

Noah Cantor (SEAL)
Attorney Noah Cantor

AFTER RECORDING RETURN TO:
KVS Title, LLC
7550 Wisconsin Avenue, Suite 500
Bethesda, MD 20814

GRANTEE MAILING ADDRESS:
1141 Riverside Avenue
Baltimore, MD 21230

**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 Joan E. Jones

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

1141 Riverside Avenue, Baltimore, MD 21230

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

Joseph Hansen

Joan E. Jones

Name

**Date

Signature

7-8-26

Joan Jones

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/Occupant Affidavit:**Pursuant to Section 13-408 Tax Property Article**

The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief:

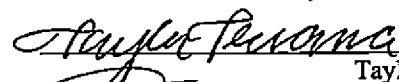
1. That the undersigned is/are the purchaser(s) of the property located at 1141 Riverside Avenue, being residentially improved real property, and being more particularly described as Baltimore City County, Maryland:

And

2. That the undersigned will occupy the herein described property as his/her/their principal residence by actually occupying the residence for at least 7 months of a 12 month period.; and

This affidavit is being executed in order to qualify for and obtain a partial exemption from the applicable County Transfer Tax pursuant to Section 13-408 of the Tax Property Article.

NOTE: All Grantees must sign.

 (SEAL)
Taylor J. Triana

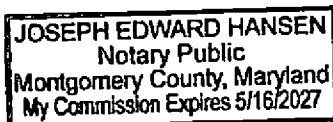
 (SEAL)
Frank J. Triana

STATE/Commonwealth of Maryland
COUNTY/CITY OF Baltimore, to wit:

I hereby certify that on the 13 day of July, 20 26, before me, the subscriber, a Notary Public of the jurisdiction aforesaid, personally appeared Taylor J. Triana and Frank J. Triana, 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:



Note: This must be signed by the borrower and not by an attorney in fact.

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

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

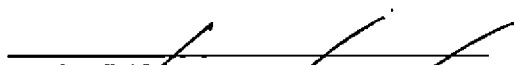
1. The undersigned are Grantees of residentially improved real property located at 1141 Riverside Avenue, Baltimore, MD 21230.
2. The undersigned are first-time Maryland home buyers (defined in §14-104-c(6)(i) as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.

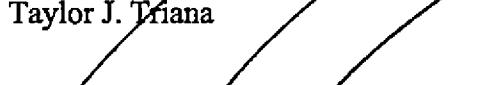

Taylor J. Triana


Frank J. Triana

Or, the undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

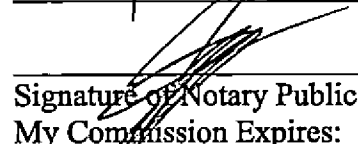
1. The undersigned are Grantees of residentially improved real property located at 1141 Riverside Avenue, Baltimore, MD 21230.
2. The undersigned are co-makers or guarantors of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.


Taylor J. Triana


Frank J. Triana

STATE/Commonwealth of Maryland
COUNTY/CITY OF Baltimore, to wit:

Sworn to and subscribed before me by Taylor J. Triana and Frank J. Triana on this 13 day of July, 2026.


Signature of Notary Public
My Commission Expires:

(SEAL) JOSEPH EDWARD HANSEN
Notary Public
Montgomery County, Maryland
My Commission Expires 5/16/2027



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 \$455,000.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason _____
Include "No Consideration" Affidavit if applicable

Grantor(s) Joan E. Jones

Grantee (s) Taylor J. Triana and Frank J. Triana

Single Property xx 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: 1141 Riverside Avenue W/S/B/L 24-13-1919-027

Fee Simple xxx Leasehold _____ Amount _____

Multiple Deed Transfer Yes _____ No xx
Refinance Yes _____ No xxx Refinance Affidavit Included? Yes _____ No xx

Amount of New Loan \$364,000.00 Amount of Existing Loan \$ _____

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

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 1141 Riverside Avenue, Baltimore, MD 21230
(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment 6825.00 Recordation Tax Payment 4330.00

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.** MK (Initials)

Submitter Info:

Name: Missy Kist

Firm: KVS Title, LLC

Address: 7550 Wisconsin Avenue, Suite 500, Bethesda, MD 20814

Phone #: (240) 421-1610

E-mail: mkist@kvstitle.com

INTAKE SHEET ADDENDUM (MULTIPLE PROPERTIES)

Property AddressW/S/B/LFS or LHLH Amount[illegible]

TOTAL PROPERTIES: _____

