

Lawyers Express Title, LLC

File No. **25-7941**

Tax ID # **07-18-1645-009**

DEED

THIS DEED is made this 5 day of January 2025, by and between Annette D. Wilson, party of the first part, as Grantor, and DPCS Foundation Inc, a Maryland corporation, party of the second part, as Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$115,000.00), 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, convey and assign to the said DPCS Foundation Inc, a Maryland corporation, 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 at a point distant 189 feet 2 inches northerly from the corner formed by the intersection of the north side of McElderry Street and the east side of Linwood Avenue, said place of beginning being the center of a partition wall there erected, thence northerly binding on the east side of Linwood Avenue 13 feet 10 inches to the center of another partition wall there erected, thence easterly through the center of the last mentioned partition wall and continuing the same course in all 65 feet to the west side of a 10 foot alley there laid out, thence southerly binding on the west side of said alley with the use thereof in common with others 13 feet 10 inches, thence westerly and through the center of the partition wall first herein mentioned 65 feet to the place of beginning.

Being the same property which by deed dated July 7, 2011, and recorded among the Land Records of Baltimore City, Maryland on October 5, 2011, in Liber FMC 13794, in Folio 237, was granted and conveyed by Annette D. Wilson (f/k/a Annette D. McKiver) and Earl K. Wilson unto Annette D. Wilson.

The improvements thereon being known as **617 N Linwood Avenue, Baltimore, MD 21205** (for informational purposes only).

By the execution of this Deed, the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and 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 DPCS Foundation Inc, a Maryland corporation, its successors and assigns, in fee simple.

And the said party 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.

(Signatures and acknowledgement to follow)

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

Martindale
WITNESS

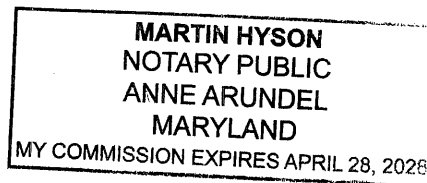
Annette D. Wilson (SEAL)
Annette D. Wilson

STATE OF MARYLAND
COUNTY OF Anne Arundel, to wit:

I hereby certify that on the 30th day of December, 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Annette D. Wilson, 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.

Martindale
Signature of Notary Public



My Commission Expires: 4/28/28

THIS IS TO CERTIFY that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Benjamin B. Fortkamp
Benjamin B. Fortkamp, Esq.
~~Nicole R. Hewitt, Esq.~~
~~Jessica L. Waicker, Esq.~~
~~Christopher W. Keelty, Esq.~~

AFTER RECORDING, PLEASE RETURN TO:
Lawyers Express Title, LLC
1447 York Road
Suite 204
Lutherville, MD 21093

**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 Annette D. Wilson

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

617 N Linwood Avenue, Baltimore, MD 21205

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.

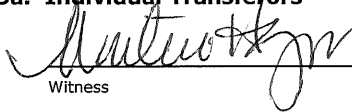
Principal Residence



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

Annette D. Wilson

Name

**Date

12/31/25


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.