

CITY OF BALTIMORE MARYLAND

Abode Settlement Group, LLC
File No. 25-11346
Tax ID # 20-09-0696-002

Bureau of Revenue Collections
Recordation Tax Paid

1-13-26	4001	\$ 150.00
Date	Transaction #	Amount
 Authorized Signature		

This Deed, made this 29th day of October, 2025, by and between MENS SANA INVESTORS LLC, a Maryland limited liability company, party of the first part, Grantor; and STUCHER & BEIN, LLC, a Maryland limited liability company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Fifteen Thousand And 00/100 Dollars (\$15,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said STUCHER & BEIN, LLC, a Maryland limited liability company, 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:

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 Southwest side of Smallwood Street at the distance of 14 feet and 3 inches Southeasterly from the corner formed by the intersection of the southwest side of Smallwood Street and the southeast side of Ramsay Street thence southeasterly bounding on the southwest side of Smallwood Street 13 feet and 9 inches thence southwesterly parallel with Ramsay Street 72 feet to the northeast side of an alley 10 feet wide thence northwesterly bounding on said side of said alley with the use thereof in common with others 13 feet and 9 inches thence northeasterly parallel with Ramsay Street 72 feet to the place of the beginning.

The improvements thereon being known as 502 South Smallwood Street, Baltimore, Maryland - 21223 2946.

TAX ID# 02-09-0696-002

BEING the fee simple property which, by Deed dated August 3, 2023, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 26228, Folio 165, was granted and conveyed by VELINDA TAYLOR unto MENS SANA INVESTORS, LLC.

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 STUCHER & BEIN, LLC, a Maryland limited liability company, in fee simple.

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

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

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division

1-13-26	448106	225.00
Date	Cash Slip #	Amount
 Authorized Signature		

Director of Finance of Baltimore City By



BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28764 p.0187 MSA CE 164 37021 Date available 2/18/2026. Printed 2/18/2026. All taxes for which assessments have been Received have been paid as of this date

10 29 25

WITNESS:

[Signature]

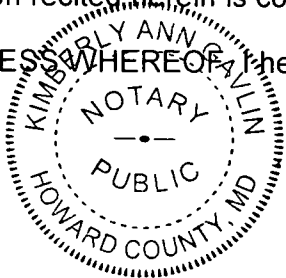
{Seal}

FERNANDO PLASTINO, MENS SANA
INVESTORS LLC, a Maryland limited
liability company

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I hereby certify that on this 29th day of October, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MENS SANA INVESTORS LLC, a Maryland limited liability company, the Grantor herein, 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 her 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.



[Signature]

Notary Public

My commission expires: 7/21/27

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.

[Signature]

Jeffrey S. Yablon, Esq.

AFTER RECORDING, PLEASE RETURN TO:

Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042

**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

MENS SANA INVESTORS, A MD LLC**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).502 S. SMALLWOOD ST.
BALTO, MD. 21223**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

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Maryann Hayes

Name of Entity

MENS SANA INVESTORS, LLC, A MARYLAND
LIMITED LIABILITY COMPANY

By

FERNANDO V. PLASTINO10/29/25

Name

**Date

AUTHORIZED SIGNER

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.

**Seller's Affidavit of Compliance with Baltimore City's Tenant Opportunity to Purchase Act
City Code, Article 13, Subtitle 6**

NOTICE: LANDLORD MUST FILE THIS AFFIDAVIT AMONG THE LAND RECORDS OF BALTIMORE CITY **AND** WITH THE COMMISSIONER OF THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

Address of Rental Dwelling Unit: 502 S. Smellwood
Name of Tenant: _____

WARNING: ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE SHALL BE GUILTY OF A MISDEMEANOR AND, ON CONVICTION, SHALL BE SUBJECT TO A FINE OF UP TO \$1,000 FOR EACH VIOLATION.

THE UNDERSIGNED LANDLORD UNDER PENALTIES OF PERJURY STATES AS FOLLOWS:

OPTION 1.) _____ THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY AS REQUIRED BY §6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT _____ [DATE OF NOTICE], HAS FAILED TO ENTER INTO A CONTRACT TO PURCHASE SAID PROPERTY IN THE MANNER AND TIME PROVIDED BY SUBTITLE 6 OF ARTICLE 13 OF THE BALTIMORE CITY CODE; AND

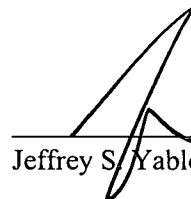
"NOTICE PURSUANT TO § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE WAS SUBSEQUENTLY SENT TO SAID TENANT ON _____ (DATE OF MAILING), AND TO THE COMMISSIONER FOR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND TENANT SUBSEQUENTLY FAILED TO CONTRACT TO PURCHASE THE ABOVE REFERENCED PROPERTY IN LIEU OF _____ (NAME OF PURCHASER) WITHIN THE PERIOD OF TIME PROVIDED BY SAID § 6-8, THAT PERIOD BEING 7 DAYS."; OR

OPTION 2.) _____ THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT _____ (DATE OF MAILING), HAS NOT ENTERED INTO A CONTRACT FOR SALE; OR

OPTION 3.) _____ THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT _____ (DATE OF MAILING), HAS GRANTED A WAIVER OF THE REQUIREMENTS OF ARTICLE 13, SUBTITLE 6 IN ACCORDANCE WITH § 6-15 OF ARTICLE 13 OF THE BALTIMORE CITY CODE; OR

OPTION 4.) ☒ _____ THE CURRENT TRANSFER IS AN EXEMPT TRANSFER PURSUANT TO § 6-3 OF ARTICLE 13 OF THE BALTIMORE CITY CODE.

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.



Jeffrey S. Yablon, Esq.

AFTER RECORDING, PLEASE RETURN TO:

**Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City, MD 21042**

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WITNESS:

AFFIANT/SELLER/LANDLORD

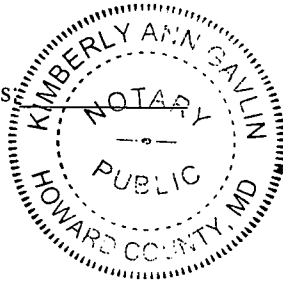
STATE OF Maryland,
COUNTY OF Howard, to-wit:

On this 20th day of October, 2024, before me, the undersigned Notary Public, personally appeared Fernando Pagan and to be known to me (or satisfactorily proven) to be the individual who executed the foregoing Affidavit 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

Notary Public: Kimberly Ann Savlin

My Commission Expires



11/21/27

4097

696 ^{RS}

Name: MENS SANA
INVESTORS/STUCHER & BEIN LLC
Ref: 502 S SMALLWOOD ST
Deed (w/ Taxes) Recording ST
Fee Amount: \$20.00
NR Tax - lkd: \$0.00
Deed State Transfer Tax:
\$75.00
Deed (w/ Taxes) Surcharge:
\$40.00
Total Amount: \$135.00
Transaction Amount: \$135.00
02/11/2026 12:21:18 PM - 279
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BALT-24-CLILR

40
20
75 OK