

Premier Title
File No. **2026-PTMD-1897**
Tax ID # **252755 015**
Underwriter: **First American Title Insurance Company**

This Deed, made this 11th day of September, 2026 by and between WCH I LLC, a Limited Liability Company, party of the first part, Grantor; and Cinnisha Rene Lewis, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED NINETY TWO THOUSAND AND 00/100 (\$292,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Cinnisha Rene Lewis, their 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:

The following described property, to-wit:

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 the corner formed by the intersection of the north side of Woodhaven (formerly) Woodland) Avenue and the east side of Chelsea Terrace (Formerly Winfield Avenue) and running thence easterly binding on the north side of Woodhaven Avenue 22 feet to a point in a line of the center of the partition wall between the house erected on the lot now being described and the house erected on the lot of ground next adjoining thereto on the east thence northerly along said partition wall and continuing the same course in all 90 feet to the south side of an alley 10 feet wide there situate thence westerly binding on the south side of said alley with the use thereof in common 11 feet to the east side of Chelsea Terrace and thence southerly binding on the east side of Chelsea Terrace 90 feet to the place of beginning.

PARCEL NO./APN: 252755 015

WCH I, LLC, a Maryland Limited Liability Company, its successors and/or assigns forever

Being the same property which by deed dated January 30, 2026, and recorded among the Land Records of Baltimore City, Maryland on February 12, 2026, in Liber 28771, in Folio 304, was granted and conveyed by TLH TD Properties, LLC, a Delaware Limited Liability Company unto WCH I, LLC, a Maryland Limited Liability Company, its successors and/or assigns forever.

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 Cinnisha Rene Lewis, their 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.

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

WITNESS

WCH I LLC, a Limited Liability Company

By: [Signature] (SEAL)
Hamzat Bakare, Authorized Agent

STATE OF MARYLAND
COUNTY OF BALTIMORE (or City of Baltimore)

On this 3rd day of August, 2026, before me, the undersigned officer, personally appeared Hamzat Bakare, Authorized Agent of WCH I LLC, a Limited Liability Company, and that he/she/they, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Authorized Agent.

In witness thereof I hereunto set my hand and official seal.

[Signature]
Signature of notary public

Peter Severance
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 9/23/27

Notary Public
My Commission Expires: 9/23/27

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.

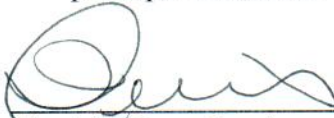
[Signature] (SEAL)
Diana G Khan

AFTER RECORDING, PLEASE RETURN TO:
Premier Title
10451 Mill Run Circle
Suite 755
Owings Mills, MD 21117

**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 individual:

1. The undersigned is Grantee of residentially improved real property located at 3818 Woodhaven Avenue, Baltimore, MD 21216.
2. The undersigned is first-time Maryland home buyer (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.



Cinnisha Rene Lewis

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 individual:

1. The undersigned is Grantee of residentially improved real property located at 3818 Woodhaven Avenue, Baltimore, MD 21216.
2. The undersigned is co-maker or guarantor 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.

Cinnisha Rene Lewis

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Cinnisha Rene Lewis on this 11th day of September, 2026.



(SEAL)
Signature of Notary Public

My Commission Expires:



PRINCIPAL RESIDENCE AFFIDAVIT

Cinnisha Rene Lewis, , Grantee(s) in the within Deed from WCH I LLC, , as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us at least seven (7) months out of the year.



Cinnisha Rene Lewis

STATE OF MARYLAND, COUNTY of Baltimore, to wit:

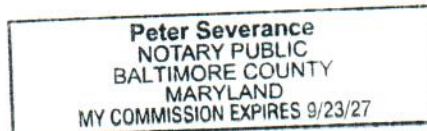
I HEREBY CERTIFY, That on this 11 day of September, 2026, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Cinnisha Rene Lewis, , the within Grantee(s), and they acknowledged the foregoing instrument to be their act.

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires:



**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 WCH I LLC

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

3818 Woodhaven Avenue, Baltimore, MD 21216

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

WCH I LLC

Name of Entity

By

9/11/26

Hamzat Bakare

Name

**Date

Authorized Agent

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.

[illegible]

Addendum
State of Maryland Land Instrument
Intake Sheet

☒ Baltimore City ☐ County: Baltimore City

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

5	(Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
		Recording Charge	\$60.00	\$	\$	\$
		Surcharge	\$	\$	\$	\$
		State Recordation Tax	\$	\$	\$	\$
		State Transfer Tax	\$	\$	\$	\$
		County Transfer Tax	\$	\$	\$	\$
		Other	\$	\$	\$	\$
		Other	\$	\$	\$	\$
7		Doc. 3 – Grantor(s) Names(s)			Doc. 4 – Grantor(s) Names(s)	
(Continued) Transferred From		Cinnisha Rene Lewis				
		Doc. 5 – Grantor(s) Names(s)			Doc. 6 – Grantor(s) Names(s)	
		Doc. 3 – Owners(s) of Record, if Different from Grantor(s)			Doc. 4 – Owners(s) of Record, if Different from	
		Doc. 5 – Owners(s) of Record, if Different from Grantor(s)			Doc. 6 – Owners(s) of Record, if Different from	
8	(Continued) Transferred To	Doc. 3 – Grantee(s) Names(s)			Doc. 4 – Grantee(s) Names(s)	
		The Department of Housing & Community Development of the State of				
		Doc. 5 – Grantee(s) Names(s)			Doc. 6 – Grantee(s) Names(s)	
9	(Continued) Other Names to be Indexed	Doc. 3 – Additional Names to be Indexed (Optional)			Doc. 4 – Additional Names to be Indexed (Optional)	
		Doc. 5 – Additional Names to be Indexed (Optional)			Doc. 6 – Additional Names to be Indexed (Optional)	
Special Instructions		Special Recording Instructions (if any)				