

Ratified Title Group, Inc.
 File No. ET-25-10688 [1]
 Tax ID # 26-35-4179C-026
 Underwriter: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Ratified Title Group, Inc.
 10550 Linden Lake Plz #101
 Manassas, VA 20109

This Deed, made this 28th day of August, 2025 by and between Michelle Walker, party of the first part, Grantor; and Ifechukwude Okonji, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND DOLLARS AND 00/100 (\$138,000.00), the actual consideration paid and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Ifechukwude Okonji, in fee simple, all that lot of ground situate in Baltimore City, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the Southmost side of Elmley Avenue, at the distance of five hundred fifty-six and twenty-five one-hundredths feet Eastwardly from the corner formed by the intersection of the Southmost side of Elmley Avenue and the Eastmost side of Edison Highway, and running thence, Eastwardly binding on Elmley Avenue fifteen and seventy-five one-hundredths feet to a point in line with the center of the partition wall erected between the house on the lot now being described and the house erected on the lot to the East thereof; thence, Southwardly along said line so drawn and passing through the center of said partition wall and continuing the same course in all, one hundred feet to the Northmost side of a fifteen foot alley there situate; thence, Westwardly binding on said alley fifteen and seventy-five one-hundredths feet; thence, Northwardly and in the course passing through the center of the partition wall erected between the house on the lot now being described and the house erected on the lot adjoining thereto on the West in all, one hundred feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

The property being known as: 3551 Elmley Avenue, Baltimore, MD 21213

Tax Map Reference No. 26-35-4179C-026

BEING the same property which by deed dated May 31, 2007, and recorded among the Land Records of Baltimore City, Maryland on June 14, 2007, in Liber 9575, in Folio 197, was granted and conveyed by Terrie Gaines-Wheeler, formerly known of public record as Terrie Gaines, unto Michelle Walker, as sole owner.

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 Ifechukwude Okonji, as Sole Owner.

And the said party of the first part hereby covenants 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.

All taxes for which assessments have been Received have been paid as of this date

December 31, 2025
 Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
 Bureau of Revenue Collections, Transfer Tax Division
 Date 11/16/2025 Transfer Tax Paid 488.314
 Amount \$ 1740.00
 Authorized Signature [Signature]

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Ratified Title Group, Inc.
10550 Linden Lake Plz #101
Manassas, VA 20109

This Deed, made this 28th day of August, 2025 by and between Michelle Walker, party of the first part, Grantor; and Ifechukwude Okonji, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND DOLLARS AND 00/100 (\$138,000.00), the actual consideration paid and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Ifechukwude Okonji, in fee simple, all that lot of ground situate in Baltimore City, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the Southmost side of Elmley Avenue, at the distance of five hundred fifty-six and twenty-five one-hundredths feet Eastwardly from the corner formed by the intersection of the Southmost side of Elmley Avenue and the Eastmost side of

City of Baltimore
Department of Finance
Recordation Tax

Block: Lot:
4179c 026

Property Address	Transaction Number	Transaction Date	No. of Documents
3551 ELMLEY AVE	26004174	01/16/2026	1

Submitted By:

Ratified Title Group, Inc.

Baltimore City Code Article 28. Current through 1/31/2010; Section 16
Ann.Md.Code, 2009 Tax-Property, Title 12

Processed By
rwright

Recordation Tax Due
\$1,160.00

City of Baltimore
Department of Finance
Recordation Tax

as Sole Owner.

And the said party of the first part hereby covenants 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.

All taxes for which assessments have been
Received have been paid as of this date

December 31, 2025
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid \$ 1740.00
Date 1/16/2026
Cash Slip # 418314
Authorized Signature

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

WITNESS

By:

Michelle Walker

(SEAL)

STATE OF

New York

CITY/COUNTY OF

Kings

to wit:

28 August

I HEREBY CERTIFY, That on this 28 day of August, 2025, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Michelle Walker known to me (or satisfactorily proven) to the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

YEFIM KRAVETS
NOTARY PUBLIC

My Commission Expires:

03 03 2027

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.

Allan Potesman

Allan Potesman, Esq

(SEAL)

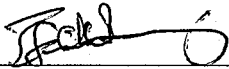
AFTER RECORDING, PLEASE RETURN TO:
RATIFIED TITLE GROUP, INC.
10550 Linden Lake Plaza STE 101
Manassas, VA 20109

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

**AFFIDAVIT OF GRANTEE
PRIMARY RESIDENCE**

THE UNDERSIGNED STATE UNDER OATH AS FOLLOWS:

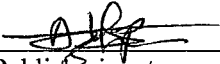
1. The undersigned is the Grantee of residentially improved real property located at 3551 Elmley Avenue in City of Baltimore.
2. The undersigned states that the above referenced property will be his principal residence which he will occupy.



Ifechukwude Okonji

STATE OF Maryland
COUNTY OF Howard

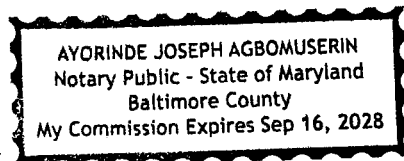
The foregoing instrument was subscribed and sworn before me this 29th day of August, 2025, by Ifechukwude Chiedu Okonji.



Notary Public's signature

Notary registration number: N/A

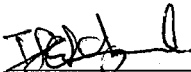
My commission expires: 09/16/2028



CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

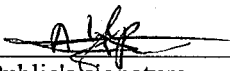
I, Ifechukwude Okonji, do hereby certify and affirm
under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as
3551 Elmley Avenue, Baltimore, MD 21213 and that I will occupy that property as my principal residence
for at least 7 of the 12 months immediately following this conveyance.



Ifechukwude Okonji

STATE OF Maryland
COUNTY OF Howard

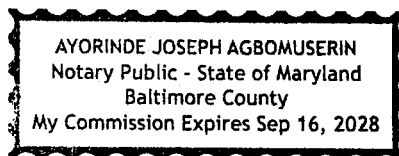
The foregoing instrument was acknowledged before me this 29th day of August, 2025 by Ifechukwude Okonji.



Notary Public's signature

Notary registration number: N/A

My commission expires: 09/16/2028



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 3551 Elmley 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

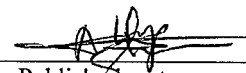
This affidavit is being executed in order to qualify for and obtain a partial exemption from the applicable County Transfer Tax pursuant to Section 13-408 of the Tax Property Article.

NOTE: All Grantees must sign.

 (SEAL)
Ifechukwude Okonji

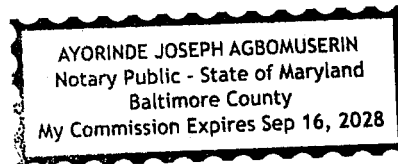
STATE OF Maryland
COUNTY OF Howard

The foregoing instrument was acknowledged before me this 29th day of August, 2025 by Ifechukwude Okonji.


Notary Public's signature

Notary registration number: N/A

My commission expires: 09/16/2028



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