

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$1,780.00
05-26-2026 TS

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$890.00
TOTAL \$950.00
XAC KW
May 27, 2026 11:10 am

Tax I.D. No.: 26-37-4179G-018

AFTER RECORDING, RETURN TO:

Underwriter: Old Republic National Title

Insurance Company

File No.: ET-26-11948

All taxes for which assessments
have been Received have been
Paid as of 05-26-2026 TS
Director of Finance
Baltimore City

~~Ratified Title Group, Inc.~~

~~10550 Linden Lake Plz #101~~

~~Manassas, VA 20108~~

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$2,670.00
05-26-2026 TS

DEED

THIS DEED, made this 29th day of January, 2026, by and
between BARRIO ROOTS LLC, a Maryland limited liability company ("*Grantor(s)*"); and
IFECHUKWUDE OKONJI ("*Grantee(s)*").

-WITNESSETH-

THAT FOR THE CONSIDERATION of ONE HUNDRED SEVENTY-EIGHT
THOUSAND and 00/100 (\$178,000.00) Dollars, which the Grantor(s) certify by their
signature(s) hereof under the penalties of perjury as the actual consideration paid or to be paid,
including the amount of any unpaid principal being assumed for any mortgage or deed of trust
outstanding, the receipt and sufficiency of which are hereby acknowledged, the Grantor(s) hereby
grant, bargain, transfer, and convey, in fee simple, unto the Grantee(s), as sole owner, all that
property situate in Baltimore City, Maryland, described as follows:

See Legal Description attached hereto as EXHIBIT "A" hereof.

Tax Parcel ID: 26-37-4179G-018

With an address of: 3519 Kentucky Avenue, Baltimore, MD 21213

AND BEING the same interests in and to the property conveyed to Grantor(s) by deed dated September 5, 2025 and recorded September 26, 2025, among the Land Records of Baltimore City, Maryland, in Liber 28377, in Folio 211.

SUBJECT TO THE PAYMENT OF ANNUAL RENT OF \$90.00 PAYABLE HALF-YEARLY ON THE 1ST DAY OF FEBRUARY AND AUGUST IN EACH AND EVERY YEAR.

SUBJECT TO all covenants, easements, restrictions, and rights-of-way of record.

TOGETHER WITH the buildings and improvements thereon erected, made, or being, and all and every of the rights, alleys, waters, privileges, appurtenances, and advantages thereto belonging, or in any way appertaining.

AND, the Grantor(s) hereby covenant that he/she/they/it will warrant specially the property interests hereby conveyed; and that he/she/they/it will execute such further assurances of said land as may be required.

{SIGNATURE(S) AND SEAL(S) FOLLOW ON SUBSEQUENT PAGE(S)}

WITNESS the following signature(s) and seal(s):

BARRIO ROOTS LLC,
a Maryland limited liability company

By: Zev Sklar, Member (SEAL)
ZEV SKLAR, Member & Authorized Signor

STATE OF VIRGINIA ;

CITY/COUNTY OF PRINCE WILLIAM ;

I hereby certify, that on this 29th day of January, **2026**, before me, a Notary Public, personally appeared **ZEV SKLAR, as a Member and as the Authorized Signor of BARRIO ROOTS LLC, a Maryland limited liability company, with the requisite authority to sign the foregoing instrument for and on behalf of the limited liability company,** known to me (or satisfactorily proved) to be the person(s) whose name(s) is/are subscribed to within this instrument and acknowledged the foregoing instrument to be his/her/their/its own act and that he/she/they/it executed the same for the purposes contained therein.

Sandra Dotson (SEAL)
Signature of Notary Public
My commission expires: 2/28/30

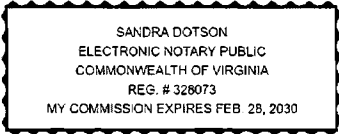


EXHIBIT “A”

Legal Description

BEGINNING FOR THE SAME ON THE WEST SIDE OF KENTUCKY AVENUE AT THE DISTANCE OF 162 FEET SOUTH MEASURED ALONG WEST SIDE OF KENTUCKY AVENUE FROM SOUTH SIDE OF CLIFTMONT AVENUE, WHICH PLACE OF BEGINNING IS AT A POINT IN LINE WITH THE CENTER LINE OF A PARTITION WALL THERE ERECTED, AND RUNNING THENCE, SOUTH BINDING ON THE WEST SIDE OF KENTUCKY AVENUE 16 FEET TO A POINT IN LINE WITH THE CENTER LINE OF ANOTHER PARTITION WALL THERE ERECTED; THENCE RUNNING WEST TO, THROUGH AND ALONG THE SAME COURSE IN ALL 120 FEET TO THE EAST SIDE OF AN ALLEY 14 FEET WIDE THERE SITUATE; THENCE RUNNING NORTH BINDING ON THE EAST SIDE OF SAID ALLEY WITH THE USE THEREOF IN COMMON WITH OTHERS, 16 FEET TO MEET A LINE DRAWN WEST FROM THE PLACE OF BEGINNING TO, THROUGH AND ALONG THE CENTER LINE OF THE PARTITION WALL FIRST ABOVE MENTIONED IN THIS DESCRIPTION, AND THENCE RUNNING EAST REVERSING SAID LINE SO DRAWN AND BINDING THEREON 120 FEET TO THE PLACE OF BEGINNING.

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice law before the Court of Appeals of the State of Maryland.

 (SEAL)
Frank L. McLaughlin, Esq.

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 Barrio Roots, LLC

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

3519 Kentucky Avenue, Baltimore, MD 21213

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

Barrio Roots, LLC
Name of Entity

By

Zev Sklar
Name1/29/26**Date

Member
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.

12/25



CIRCUIT COURT FOR Baltimore City, MARYLAND
City/County

Located at 100 North Calvert Street, Room 610, Baltimore, MD, 21202
Court Address

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)

- 1. I, Zev Sklar, am over eighteen years of age and competent to testify.
Name
- 2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an “electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document.”
- 3. I have done so with the intent to sign the document.
- 4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

1 / 29 / 26
Date

Zev Sklar, Member
Signature of Affiant

Zev Sklar
Printed Name of Affiant

Space Reserved for County Validation