

Cardinal Title Group, LLC
File No. **MD-26N-3507-SB**
Tax ID # **13-12-3502A-006**
Underwriter: **Old Republic National Title Insurance Company**

This Deed, made this 14th day of September, 2026 by and between Jacob Shack, party of the first part, Grantor; and Sam Rodriguez, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$399,900.00), 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 Sam Rodriguez, his assigns, the survivor of him and the survivor's heirs, personal representatives 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 on the west side of Keswick Road (formerly Cedar Avenue) at the distance of 420 feet northerly from the northwest corner of Bay Street and Keswick Road; and running thence northerly binding on the west side of Keswick Road 14 feet; thence westerly at right angles with Keswick Road 87 feet 5 inches to the west side of an alley 9 feet wide; thence southerly binding on said alley with the use thereof in common 14 feet to intersect a line drawn westerly to the place of beginning at right angles 87 feet 4 inches to the place of beginning.

The improvements thereon being known as 3110 Keswick Road, Baltimore, MD 21211

Tax ID No.: 13-12-3502A-006

BEING the same property conveyed to Jacob Shack by virtue of Deed from Justin Chambers and Jessica Chambers, dated July 14, 2022 and recorded among the Land Records of Baltimore City, Maryland in Liber 25044, folio 114.

Deed - Individual

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 Sam Rodriguez, his assigns, the survivor of him and the survivor's heirs, personal representatives and assigns, in fee simple.

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

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SIGNATURE PAGE TO IMMEDIATELY FOLLOW

Deed - Individual

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

Samuel H. Grace
WITNESS

Jacob Shack (SEAL)
Jacob Shack

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

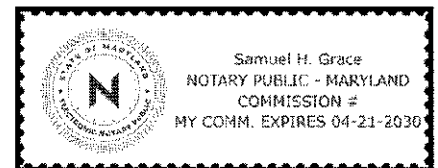
I hereby certify that on the 10th day of September, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Jacob Shack, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Samuel H. Grace
Signature of Notary Public

My Commission Expires:

This notarial act
involved a remotely
located individual and
was performed via
Remote Online
Notarization using
two-way audio/visual
technology.



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Deed - Individual

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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.

Ifeoma Ozomah, Esquire (SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Cardinal Title Group, LLC
9801 Washingtonian Boulevard
Suite 600
Gaithersburg, MD 20878

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Deed - Individual

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**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 Jacob Shack

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

3110 Keswick Road, Baltimore, MD 21211

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

Samuel H. Grace

Witness

Jacob Shack

09-10-2026

Name

**Date

Jacob Shack

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.



CIRCUIT COURT FOR Baltimore City, MARYLAND

City/County

Located at _____

Court Address

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

1. I, Jacob Shack, 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.

09-10-2026

Date

Jacob Shack

Signature of Affiant

Jacob Shack

Printed Name of Affiant



CIRCUIT COURT FOR Baltimore City, MARYLAND

City/County

Located at _____

Court Address

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

1. I, Samuel H Grace, 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.

09-10-2026

Date

Samuel H. Grace

Signature of Affiant

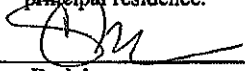
Samuel H Grace

Printed Name of Affiant

AFFIDAVIT OF GRANTEE AS FIRST-TIME MARYLAND HOME BUYER

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

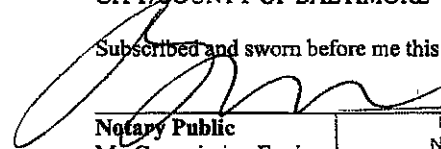
1. The undersigned is Grantee of residentially improved real property located at 3110 Keswick Road, Baltimore, MD 21211.
2. The undersigned is first-time Maryland home buyer (defined in §14-104-c(6)(i) as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.



Sam Rodriguez

STATE OF MARYLAND
CITY/COUNTY OF BALTIMORE

Subscribed and sworn before me this 14 day of September, 2026.


Notary Public
My Commission Expires:
Registration #:

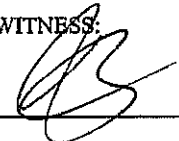
NANCY BUELL NOTARY PUBLIC CARROLL COUNTY MARYLAND My Commission Expires 03-19-2029
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OWNER OCCUPANCY AFFIDAVIT

Sam Rodriguez, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

The Purchaser/Grantee hereby swears or affirms under the penalty of perjury that the property herein conveyed is intended to be used as my principal residence by actually occupying the residence for at least seven (7) of the next twelve (12) months immediately after the property is conveyed.

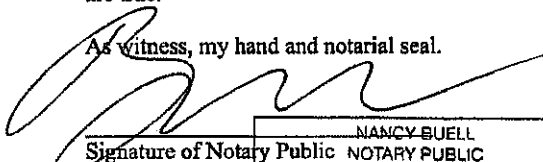
WITNESS:


Sam Rodriguez (SEAL)

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 14 day of September, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Sam Rodriguez, 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.



Signature of Notary Public	NANCY BUELL NOTARY PUBLIC CARROLL COUNTY MARYLAND My Commission Expires 03-19-2029
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