

Charter Title, LLC
File No. CT-112408MD
Tax ID #: 12-11-1103-066

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$525.00
TOTAL \$585.00
XAC DB
Aug 05, 2026 01:11 pm

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$1,050.00
08-04-2026 DG
City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$1,575.00
08-04-2026 DG

This Deed made this 29th day of June, 2026, by and between Parviz Vedadi, GRANTOR, and Denotable Holdings LLC, a Maryland limited liability company, GRANTEE.

— **Witnesseth** —

All taxes for which assessments
have been Received have been
Paid as of 08-04-2026 DG
Director of Finance
Baltimore City

That in consideration of the sum of One Hundred Five Thousand Dollars and No Cents (\$105,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, Denotable Holdings LLC, as sole owner, its successors and assigns, 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 eighth and ninth thereof on the east side of Latrobe Street at the respective distances of 112 and 124 feet southerly from the northwest corner formed by the intersection of the south side of Lafayette Avenue and the east side of Latrobe Street each running thence southerly and fronting on the east side of Latrobe Street 12 feet, thence easterly 71 feet to the west side of an alley 10 feet wide there situate, thence northerly binding on the west side of said alley, the use thereof in common with other, 12 feet each and thence westerly 71 feet each to the place of beginning.

For informational purposes only:
The improvements thereon being known as 1717 Latrobe Street, Baltimore, Maryland 21202.

Being the same property granted and conveyed from PBA LLC to Parviz Vedadi by a Deed dated April 25, 2014 and recorded on November 21, 2014 in Book 16721, Page 251.

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 Grantee, Denotable Holdings LLC, as sole owner, its successors and assigns, in fee simple.

And the Grantor 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.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

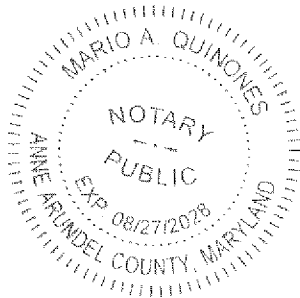
Witnessed by _____

 (SEAL)
Parviz Vedadi

State of Massachusetts } ss
County of Azure

I hereby certify that on this 29 day of June, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Parviz Vedadi, 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 his 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.



Notary Public

My Commission Expires:

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.


Todd M. Clark, Attorney at Law

AFTER RECORDING, PLEASE RETURN TO:

Charter Title, LLC

231 Najoles Road, Suite 100-C

Millersville, MD 21108

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 Parviz Vedadi

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
1717 Latrobe Street, Baltimore, MD 21202

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

Parviz Vedadi

Name

**Date

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.