

Baltimore City Circuit Court  
 IMP FD SURE \$40.00  
 RECORDING FEE \$20.00  
 TR TAX STATE \$130.00  
 TOTAL \$190.00  
 XAC ES  
 Aug 14, 2026 10:07 am

Homesale Settlement Services  
 File No. **26-15448**

Tax ID # 19-09-0277-043

City of Baltimore, Maryland  
 Bureau of Revenue Collections  
 Recordation Tax paid \$300.00  
 08-14-2026 BJ

All taxes for which assessments  
 have been Received have been  
 Paid as of 08-14-2026 BJ  
 Director of Finance  
 Baltimore City

City of Baltimore, Maryland  
 Bureau of Revenue Collections  
 Transfer Tax Division  
 Transfer Tax paid \$450.00  
 08-14-2026 BJ

**This Deed**, made this 3rd day of August, 2026 by and between Royston N. Voglezon and Karen A. Voglezon, husband and wife, parties of the first part, Grantors; and Alba Esther Pineda Yons aka Alba Esther Pineda Jones, party of the second part, Grantee.

**- Witnesseth -**

**That for and in consideration** of the sum of FIFTY TWO THOUSAND AND 00/100 (\$52,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Alba Esther Pineda Yons aka Alba Esther Pineda Jones , her personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore City, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the East side of Mount Street at the distance of 134 feet southerly from the southeast corner of Mount and McHenry Street at the center of a partition wall there erected, thence southerly binding on the east side of Mount Street 13 feet 3 inches to the center of another partition wall there erected, thence easterly and through the center of the partition wall last mentioned and parallel with McHenry Street 80 feet to the east side of a 10 foot alley, thence northerly on the east side of said 10 foot alley with the use thereof in common 13 feet <sup>2</sup>/<sub>4</sub> inches to intersect a line drawn easterly from the place of beginning and thence westerly reversing said line so drawn and through the center of the partition wall in this description first mentioned 80 feet to the place of beginning.

The improvements thereon being known as 321 S Mount Street Baltimore MD 21223

Deed – Individual - File No 26-15448

Tax ID# 19-09-0277-043

Being the same property which by deed dated February 10, 2004, and recorded among the Land Records of Baltimore City County, Maryland on September 13, 2004, in Liber 6049, in Folio 1014, was granted and conveyed by Alphonso R. Jackson, Secretary of Housing and Urban Development of Washington, D.C. acting by and through the Federal Housing Commissioner unto Royston N. Voglezon and Karen A. Voglezon, husband and wife.

**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.

Subject to any and all covenants, easements, restrictions and other matters of record:

**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 Alba Esther Pineda Yons aka Alba Esther Pineda Jones, her personal representatives, heirs and assigns, in fee simple.

**And** the said parties 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 hands and seals of said Grantors, the day and year first above written.

*Stephen C. Seward* (SEAL)  
Witness

*Stephen C. Seward* (SEAL)  
Witness

*Royston N. Voglezon* (SEAL)  
Royston N. Voglezon

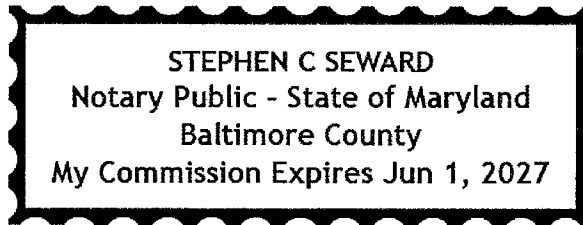
*Karen A. Voglezon* (SEAL)  
Karen A. Voglezon

STATE OF MARYLAND  
COUNTY OF Baltimore to wit:

I hereby certify that on the 3 day of August, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Royston N. Voglezon and Karen A. Voglezon, 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.

*Stephen C. Seward*  
Signature of Notary Public



My Commission Expires: 6/1/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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 Court of Appeals of Maryland.

*Jason I. Kahalas* (SEAL)  
Jason I. Kahalas, Attorney

AFTER RECORDING, PLEASE RETURN TO:  
**Homesale Settlement Services**  
**1425 Clarkview Road**  
**suite 800**  
**Baltimore, MD 21209**

Deed – Individual – File No 26-15448

**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 Royston N. Voglezon

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

321 S Mount St, Baltimore, MD 21223

**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

*[Signature]*

Royston N. Voglezon

8/3/2026

Name

\*\*Date

*Royston N. Voglezon*

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.

**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 Karen A. Voglezon

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

321 S Mount St, Baltimore, MD 21223

**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.

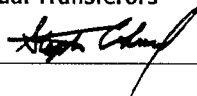
**Principal Residence**
☐

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



Karen A. Voglezon

8/3/2026

Name

\*\*Date

*Karen A. Voglezon*

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.

12/25



CIRCUIT COURT FOR Baltimore City County, 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, Royston N. Voglezon, am over eighteen years of age and competent to testify.
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 declare under the penalties of perjury that the contents of the foregoing paper is true to the best of my knowledge, information, and belief.

8/3/2026

Date

*Royston N. Voglezon*

Royston N. Voglezon

CC-094 (10/2018)



**CIRCUIT COURT FOR Baltimore City County, 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, Karen A. Voglezon, am over eighteen years of age and competent to testify.
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 declare under the penalties of perjury that the contents of the foregoing paper is true to the best of my knowledge, information, and belief.

8/3/2026

Date

*Karen A. Voglezon*

Karen A. Voglezon

CC-094 (10/2018)

SELLER'S AFFIDAVIT OF COMPLIANCE WITH BALTIMORE CITY'S TENANT  
OPPORTUNITY TO PURCHASE ACT CITY CODE, ARTICLE 13, SUBTITLE 6

NOTICE: SELLER(S)/LANDLORD(S) MUST FILE THIS AFFIDAVIT AMONG THE LAND  
RECORDS OF BALTIMORE CITY AND WITH THE COMMISSIONER OF THE BALTIMORE CITY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

ADDRESS OF RENTAL DWELLING UNIT: 321 S Mount St, Baltimore, MD 21223  
NAME OF TENANT: None

WARNING: ANY PERSON OR PERSONS WHO VIOLATES ANY PROVISION OF THIS SUBTITLE  
SHALL BE GUILTY OF A MISDEMEANOR AND, ON CONVICTION, SHALL BE SUBJECT TO A  
FINE OF UP TO \$1,000 FOR EACH VIOLATION.

THE UNDERSIGNED SELLER(S)/LANDLORD(S) UNDER PENALTIES OF PERJURY AND BY VIRTUE OF  
THEIR INITIALS AS INDICATED BELOW, STATES AS FOLLOWS:

OPTION 1.) \_\_\_\_\_ (initials) (TO BE USED IF THE TENANT RESPONDED TO AN OFFER OF  
SALE) THE ABOVE-NAMED TENANT BEING THE TENANT, OF THE RENTAL DWELLING UNIT  
IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS  
REQUIRED BY §6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, BEING SENT NOTICE ON  
(DATE OF NOTICE), HAS FAILED TO ENTER INTO A CONTRACT TO PURCHASE SAID PROPERTY IN  
THE MANNER AND TIME PROVIDED BY SUBTITLE 6 OF ARTICLE 13 OF THE BALTIMORE CITY CODE;  
AND

(ADD IF APPLICABLE) "NOTICE PURSUANT TO § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE  
WAS SUBSEQUENTLY SENT TO SAID TENANT ON \_\_\_\_ (DATE OF MAILING), AND TO THE  
COMMISSIONER FOR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND  
TENANT SUBSEQUENTLY FAILED TO CONTRACT TO PURCHASE THE ABOVE REFERENCED  
PROPERTY IN LIEU OF ALBA ESTHER PINEDA YONS (NAME OF PURCHASER) WITHIN THE PERIOD  
OF TIME PROVIDED BY SAID § 6-8, THAT PERIOD BEING 7 DAYS\*; OR

OPTION 2.) \_\_\_\_\_ (initials) THE ABOVE-NAMED TENANT BEING THE TENANT OF THE  
RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY,  
FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY  
CODE, SENT \_\_\_\_ (DATE OF MAILING), HAS NOT ENTERED INTO A CONTRACT FOR SALE\*\*; OR

OPTION 3.) \_\_\_\_\_ (initials) THE ABOVE-NAMED TENANT BEING THE TENANT OF THE  
RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY,  
FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY  
CODE, SENT \_\_\_\_ (DATE OF MAILING), HAS GRANTED A WAIVER OF THE REQUIREMENTS OF ARTICLE  
13, SUBTITLE 6 IN ACCORDANCE WITH § 6-15 OF ARTICLE 13 OF THE BALTIMORE CITY CODE; OR

OPTION 4.) RNV KAV (initials) THE CURRENT TRANSFER IS AN EXEMPT TRANSFER  
PURSUANT TO § 6-3 OF ARTICLE 13 OF THE BALTIMORE CITY CODE.

OPTION 5.) \_\_\_\_\_ (initials) THE PROPERTY IS NOT A SINGLE FAMILY RESIDENTIAL  
RENTAL DWELLING UNIT AS DEFINED BY §6-2 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, OR  
202.2.22.24 OF THE BALTIMORE CITY BUILDING CODE, OR IS OCCUPIED BY THE UNDERSIGNED AS  
A PRINCIPAL RESIDENCE AND NOT RENTED IN WHOLE OR IN PART TO THIRD PARTIES.

\_\_\_\_\_  
WITNESS

Royston N. Voglezon  
AFFIANT/SELLER/LANDLORD  
Royston N. Voglezon  
Karen A. Voglezon  
Karen A. Voglezon

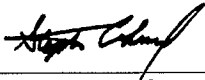
\* This Option is for situations in which the Landlord/Seller has sent the initial Offer of Sale to the Tenant and the Tenant has submitted their written  
Statement of Interest to the Landlord expressing their interest in purchasing the rental dwelling unit, but has failed to enter into a contract in the  
second fourteen (14) day period following receipt of the initial Offer of Sale; or there has been a material change as defined by §6-8 (D) requiring  
a new Offer of Sale and the Tenant has not responded with their written Statement of Interest in the seven (7) days following receipt of the new  
Offer of Sale.

\*\*OPTION 2 is for situations in which the Landlord/Seller has sent the initial Offer of Sale to the Tenant, and the Tenant has not responded within  
the required fourteen (14) day period following the offer of sale with a written Statement of Interest and/or has not entered into a Contract of Sale  
within the required fourteen (14) day period following the offer of sale.

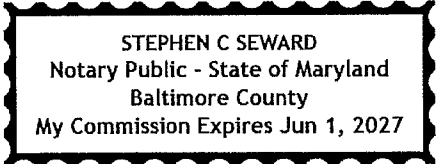
STATE OF MARYLAND,  
City/COUNTY OF BALTIMORE, TO-WIT:

~~31st~~ <sup>3<sup>rd</sup></sup> ~~July~~ <sup>August</sup> 2026, before me, the undersigned notary public, personally appeared Royston N. Voglezon and Karen A. Voglezon, and to be known to me (or satisfactorily proven) to be the individual who executed the foregoing affidavit and executed this affidavit as her/his free and voluntary act and deed for the purposes therein mentioned.

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

  
\_\_\_\_\_  
NOTARY PUBLIC:

My Commission Expires: 6/1/2027

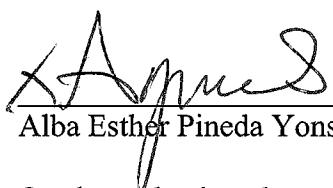


Completed via Remote Online Notarization using 2 way Audio/Video technology.

**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 321 S Mount St, Baltimore, MD 21223.
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.

  
Alba Esther Pineda Yons

Or, 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 321 S Mount St, Baltimore, MD 21223.
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.

Alba Esther Pineda Yons

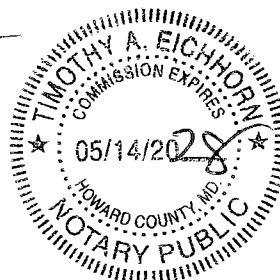
STATE OF MARYLAND  
CITY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Alba Esther Pineda Yons on this 3 day of

August, 2026.

 (SEAL)  
Signature of Notary Public

My Commission Expires: 5/14/28



CITY OF BALTIMORE, MARYLAND  
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland  
City of Baltimore

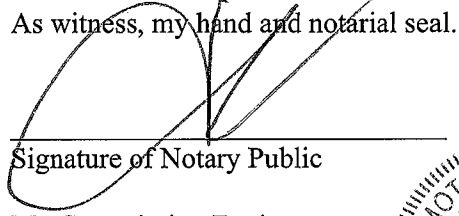
I, Alba Esther Pineda Yons, do hereby certify and affirm  
under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as  
321 S Mount St, Baltimore, MD 21223 and that I will occupy that property as my principal residence for at  
least 7 of the 12 months immediately following this conveyance.

  
Alba Esther Pineda Yons

STATE OF MARYLAND  
CITY OF BALTIMORE, to wit:

I hereby certify that on the 3 day of August, 2026, before me, the subscriber, a Notary Public of  
the State of Maryland, in and for the County aforesaid, personally appeared Alba Esther Pineda Yons,  
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

My Commission Expires:

5/14/28

