

AFTER RECORDING, PLEASE RETURN TO:

Clear Title Group
106 Old Court Road
Suite 205
Baltimore, MD 21208
File No. 26-5720
Tax ID # 27-20-4608-016

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$375.00
 03-31-2026 SG

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$250.00
 03-31-2026 SG

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$125.00
 TOTAL \$185.00
 XAC ES
 Mar 31, 2026 02:21 pm

All taxes for which assessments
 have been Received have been
 Paid as of 03-31-2026 SG
 Director of Finance
 Baltimore City

This Deed, made this 27th day of February, 2026 by and between Torn, Inc., erroneously referred to as Tom Inc, a Forfeited Maryland Corporation, party of the first part, Grantor; and JNR investment Properties LLC, a Maryland Limited Liability Company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of \$10,000.00 paid to the Grantor, the receipt whereof is hereby acknowledged, \$15,000.00 paid in assignment fees, for a total consideration of Twenty Five Thousand and 00/100 Dollars (\$25,000.00), the said Grantor does grant and convey to the said JNR investment Properties LLC, a Maryland Limited Liability Company, its successors 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 northwest side of Lucille (formerly called Frankmer) Avenue at the distance of 445 feet 8.5 inches northeasterly from the northeast side of Reisterstown Road as now widened to 80 feet, which place of beginning is intended to be at a point in line with the center of the partition wall between the house on the lot now being described and the house on the lot adjoining on the southwest thereof; running thence northeasterly binding on the northwest side of Lucille Avenue 18 feet 4 inches to a point in line with the center of the partition wall between the house on the lot now being described and the house on the lot adjoining on the northeast thereof; thence northwesterly to and through the center of said last mentioned partition wall in all 95 feet to the southeast side of an alley 10 feet wide there laid out; thence southwesterly binding on said side of said alley with the use thereof in common 18 feet 4 inches to a point in line with the center of the partition wall first herein mentioned; thence southeasterly to and through the center of said wall in all 95 feet to the place of beginning.

For informational purposes only: The improvements thereon being commonly known as 3530 Lucille Avenue, Baltimore, MD 21215.

Being the same property which by deed dated March 12, 2024, and recorded among the Land Records of Baltimore City, Maryland on December 4, 2024, in Liber 27454, in Folio 00503, was granted and conveyed by Federal National Mortgage Association, a/k/a Fannie Mae unto Torn, Inc., erroneously referred to as Tom Inc. The said Torn, Inc. having been forfeited executes this conveyance pursuant to MD Code, Corporation and Associations Article, Section 4A-920.

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.

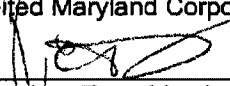
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said JNR investment Properties LLC, a Maryland Limited Liability Company, its successors and assigns, in fee simple.

And the said party 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 hand and seal of said Grantor, the day and year first above written.

WITNESS

Torn, Inc., erroneously referred to as Tom Inc, a Forfeited Maryland Corporation

By:  (SEAL)
Stephen Tate, Member

STATE OF MARYLAND
COUNTY OF BALTIMORE (or City of Baltimore)

On this 27th day of February, 2026, before me, the undersigned officer, personally appeared Stephen Tate, Member of Torn, Inc., erroneously referred to as Tom Inc, a Forfeited MD Corporation, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Member.

In witness thereof I hereunto set my hand and official seal.



Signature of notary public

Notary Public

My Commission Expires: _____

Tammy Perkins
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 5/20/2027

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.


David A. Rosenberg, Esquire

**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 Torn, Inc., erroneously referred to as Tom Inc, a Forfeited Maryland Corporation

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

3530 Lucille Avenue, Baltimore, MD 21215

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

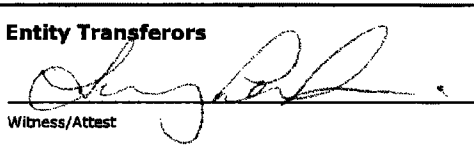
Witness

Name

**Date

Signature

3b. Entity Transferors


Witness/Attest

Torn, Inc., erroneously referred to as Tom Inc, a Forfeited Maryland Corporation

Name of Entity

By

Stephen Tate

Name

2/27/26
**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.



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5122 FAX (410) 332-0216

INTAKE SHEET

Instructions: Complete this form and affix it to the front of each and every deed that is being submitted for processing.

Document Detail:

Taxable Conveyance Consideration \$25,000.00

Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason _____

Include "No Consideration" Affidavit if applicable

Grantor(s) Tom, Inc., erroneously referred to as Tom Inc. a Forfeited Maryland Corporation

Grantee (s) JNR investment Properties LLC

Single Property X Multiple Properties _____

(If you check multiple properties, include the first property on this page and all others should be entered on an attached addendum. We do not verify legal descriptions.)

Property Address: 3530 Lucille Avenue W/S/B/L 27-20-4608-016

Fee Simple X Leasehold _____ Amount _____

Multiple Deed Transfer Yes _____ No X

Refinance Yes _____ No X Refinance Affidavit Included? Yes _____ No X

Amount of New Loan \$0.00 Amount of Existing Loan \$ _____

Eligible for OOC? Yes _____ No X Principal Residence Affidavit Included? Yes _____ No X

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 9521 Dunbrook Court, Gaithersburg, MD 20886

(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment \$375.00 Recordation Tax Payment \$250.00

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

****Important Notice & Affidavit:** If a deed is conveying multiple properties, for example a condominium and a parking space or a property and a "descriptive" lot; then the properties must be clearly identified in the deed and on the intake sheet. In addition, if the properties have their own unique parcel number (block and lot), a lien sheet must be obtained for each and every parcel number. By law, all liens must be satisfied prior to transfer. If a deed has been recorded and subsequently it is found that a parcel was erroneously omitted because it was not clearly identified and/or a lien sheet was not obtained, the undersigned responsible party will be responsible to obtain a lien sheet for each and every omitted property and paying any and all liens/taxes that may be due. Responsible party (i.e. Title Company, attorney, or whoever handled the settlement) must obtain a lien sheet and pay all open liens.

**** I have read and understand the policies regarding the transfer of multiple properties mentioned above.** TS (Initials)

Submitter Info:

Name: Tonya Spicer

Firm: Clear Title Group

Address: 106 Old Court Road, Suite 205, Baltimore, MD 21208

Phone #: (410) 486-5456

E-mail: tspicer@cleartitlegroup.net

State of Maryland Land Instrument Intake Sheet ☒ Baltimore City ☐ County: _____ <i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (Type or Print in Black Ink Only – All Copies Must Be Legible)																																					
1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.																																			
	☒ Deed ☐ Deed of Trust ☐ Mortgage ☐ Lease ☐ Other _____ ☐ Other _____																																				
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]																																			
3	Tax Exemptions (if applicable)	Recordation _____ State Transfer _____ County Transfer _____ Cite or Explain Authority _____																																			
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration																																
		Purchase Price/Consideration	\$ 25,000.00		Transfer Tax Consideration	\$																															
		Any New Mortgage	\$		X () %	= \$																															
		Balance of Existing Mortgage	\$		Less Exemption Amount	- \$																															
		Other:	\$		Total Transfer Tax	= \$																															
		Other:	\$		Recordation Tax Consideration	\$																															
		Full Cash Value:	\$		X () per \$500	= \$																															
					TOTAL DUE	\$																															
5	Fees	Amount of Fees		Doc. 1		Doc. 2																															
		Recording Charge	\$ 60		\$		Agent:																														
		Surcharge	\$		\$		Tax Bill:																														
		State Recordation Tax	\$ 250.00		\$		C.B. Credit:																														
		State Transfer Tax	\$ 125.00		\$		Ag. Tax/Other:																														
		County Transfer Tax	\$ 375.00		\$																																
		Other	\$		\$																																
		Other	\$		\$																																
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG																														
			27-20-4608-016	27454 , 00503				☐ (5)																													
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)																														
			16	4608	20																																
		Location/Address of Property Being Conveyed (2)																																			
		3530 Lucille Avenue, Baltimore, MD 21215																																			
		Other Property Identifiers (if applicable)						Water Meter Account No.																													
		Residential ☒ Or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: \$																																			
		Partial Conveyance ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:																																			
	If Partial Conveyance, List Improvements																																				
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)																																
		Tom, Inc., erroneously referred to as Tom Inc, a Forfeited Maryland																																			
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 Owner(s) of Record, if Different from Grantor(s)																																
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)																																
		JNR investment Properties LLC																																			
		New Owner's (Grantee) Mailing Address																																			
		9521 Dunbrook Court, Gaithersburg, MD 20886																																			
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)																																
10	Contact/Mail Information	Instrument Submitted By or Contact Person					☒ Return to Contact Person																														
		Name: Tonya Spicer					☐ Hold for Pickup																														
		Firm Clear Title Group					☐ Return Address Provided																														
		Address: 106 Old Court Road, Suite 205 Baltimore, MD 21208 Phone: (410) 486-5456																																			
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment Information ☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence? ☐ Yes ☒ No Does the transfer include personal property? If yes, identify: _____ ☐ Yes ☒ No Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).																																				
Assessment use only – Do Not Write Below This Line <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Terminal Verification</th> <th>Agricultural Verification</th> <th>Whole</th> <th>Part</th> <th>Tran. Process Verification</th> </tr> </thead> <tbody> <tr> <td>Transfer Number</td> <td>Date Received:</td> <td colspan="2">Deed Reference:</td> <td>Assigned Property No.:</td> </tr> <tr> <td>Year</td> <td>20</td> <td>Geo.</td> <td>Map</td> <td>Sub</td> </tr> <tr> <td>Land</td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> </tr> <tr> <td>Buildings</td> <td></td> <td>Use</td> <td>Parcel</td> <td>Section</td> </tr> <tr> <td>Total</td> <td></td> <td>Town Cd.</td> <td>Ex. St.</td> <td>Ex. Cd.</td> </tr> </tbody> </table>								Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification	Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:	Year	20	Geo.	Map	Sub	Land		Zoning	Grid	Plat	Buildings		Use	Parcel	Section	Total		Town Cd.	Ex. St.	Ex. Cd.
Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification																																	
Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:																																	
Year	20	Geo.	Map	Sub																																	
Land		Zoning	Grid	Plat																																	
Buildings		Use	Parcel	Section																																	
Total		Town Cd.	Ex. St.	Ex. Cd.																																	
REMARKS:																																					

 Distribution: White – Clerk's Office
 Pink – Office of Finance

 Canary – SDAT
 Goldendrod – Preparer

AOC-CU-304(5/2007).

File No.: 26-5720