AFTER RECORDING, RETURN TO:
Attn: S26-33069N
Eagle Title
181 Harry S. Truman Parkway
Suite 200
Annapolis, MD 21401

Tax ID No.: 02-06-1846-054

DEED

THIS DEED, made this 6th day of October, 2026, by and between **ALEXANDER M. LEVESQUE**, party of the first part, GRANTOR, and **ROBERT FRAZIER**, party of the second part, GRANTEE.

WITNESSETH, that for and in consideration of the sum of FIVE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($580,000.00), 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 **ROBERT FRAZIER**, as sole owner, his or 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:

> Being known and designated as Lot No. 54 as shown on a Plat entitled "Final Subdivision Plan, #1815 and #1817 Aliceanna Street", which Plat is recorded among the Plat Records of Baltimore City, Maryland in Plat Book FMC No. 4154.
>
> The improvements thereon being known as 703 S Durham St.

BEING the same property which, by Deed dated September 20, 2020, and recorded among the Land Records of Baltimore City County, Maryland, in Liber 22818, folio 208, was granted and conveyed by Richard A. Delaney and Elizabeth Delaney unto Alexander M. Levesque.

SUBJECT to all easements, covenants and restrictions of record.

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 **ROBERT FRAZIER**, as sole owner, unto the survivor of them, his or her personal representatives, heirs 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.

[SIGNATURES BEGIN ON NEXT PAGE]

WITNESS the hands and seals of said Grantor, the day and year first above written.

_____(SEAL)
ALEXANDER M. LEVESQUE

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 2 day of OCTOBER, 2026, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared **ALEXANDER M. LEVESQUE**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

_____
NOTARY PUBLIC
My Commission Expires: 1/18/2027

TIMOTHY ALAN WILLIAMS-SWINBURN
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, MD
MY COMMISSION EXPIRES JANUARY 18, 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 highest Court of Maryland.



Bradley T. Walsh, 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 Alexander M. Levesque

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

703 S. Durham Street, Baltimore, MD 21231

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

Alexander M. Levesque
Name

2 OCT 2026
**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.

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Robert Frazier, do hereby certify and affirm

under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as 703 S Durham St, Baltimore, MD 21231 and that I will occupy that property as my principal residence for at least 7 of the 12 months immediately following this conveyance.

Robert Frazier

Robert Frazier

STATE OF MARYLAND
COUNTY OF ~~ANNE ARUNDEL~~ BALTIMORE, to wit:

I hereby certify that on the ~~30th day of August~~ 6th day of October, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Robert Frazier, 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: 1/18/2027

TIMOTHY ALAN WILLIAMS-SWINBURN
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, MD
MY COMMISSION EXPIRES: JANUARY 18, 2027

OWNER OCCUPANCY AFFIDAVIT

THE UNDERSIGNED(S) STATE(S) UNDER OATH AS FOLLOWS:

1. The undersigned is the Grantee of residentially improved real property located at 703 S. Durham Street, Baltimore, MD 21231.

2. The undersigned state that the above referenced property will be their principal residence which they will occupy for at least seven (7) months of a twelve (12) month period.

Robert Frazier

Robert Frazier

STATE OF MARYLAND
COUNTY OF ~~Anne Arundel~~ BALTIMORE, to wit:

Sworn to and subscribed before me by Robert Frazier on this October 16, 2026.

_____ (SEAL)
Signature of Notary Public

My Commission Expires: 1/18/2027

TIMOTHY ALAN WILLIAMS-SWINBURN
NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 18, 2027
ANNE ARUNDEL COUNTY, MD