BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29468 p.145 MSA_CE_164_38625. Date available 9/28/2026. Printed 10/13/2026.

1882

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
9/21/24 1634 $2880.00
Date Transaction # Amount
Authorized Signature

AFTER RECORDING, PLEASE RETURN TO:
Daniel Adam Rollis and Naseam Jabberi
5 North Bradford Street, Baltimore, MD 21224
Baltimore, MD 21224

File No. CTNBA1054
Property Address: 5 North Bradford Street, Baltimore, MD 21224
Tax ID No. 06-13-1724-083

This Assignment, made this 10th day of September, 20 26, by and between **CHRISTOPHER THATCHER, AND JULIANNE ISABEL** Grantors, and **DANIEL ADAM ROLLIS AND NASEAM JABBERI**, Grantees.

- Witnesseth –

That in consideration of the sum of Three Hundred And Ten Thousand Dollars and No Cents ($310,000.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Grantors do grant and assign to the said Grantees, Daniel Adam Rollis, as to 50% interest as sole owner, his/her personal representatives, heirs and assigns, and Naseam Jabberi, as to 50% interest as sole owner, his/her personal representatives, heirs and assigns the LEASEHOLD interest in all that lot of ground situate in in the State of Maryland, and described as follows, that is to say:

Beginning for the same on the east side of Bradford Street at the distance of 118' 10 1/2 north from the corner formed by the intersection of the east side of Bradford Street and the north side of Baltimore Street which place of beginning is designated to be at the center of the partition wall there situate and running thence northerly binding on the east side of Bradford Street 12 feet to the center of the partition wall there situate thence easterly through the center of said last mentioned partition wall and continuing the same course parallel with Baltimore Street in all 65 feet to the west side of an alley 10 feet wide there situate, thence southerly binding on said alley with the use in common 12 feet to intersect a line drawn easterly from the place of beginning through the center of the partition wall in this description first mentioned and parallel with Baltimore Street and thence reversing the line so drawn and binding thereon, 65 feet to the place of beginning.

Subject to the payment of annual ground rent of $69.00 payable semi-annually on the 28th days of February and August in each and every year.

For informational purposes only: The improvements thereon are known as 5 N Bradford St

Tax ID No.: 06-13-1724-083

1724

BEING the same property assigned to Christopher Thatcher and Julianne Isabel by virtue of Deed of Assignment from Vivienne Thompson, dated December 18, 2023, recorded February 5, 2024, among the Land Records of Baltimore City, Maryland, in Liber XAC 26614, Folio 215.

All taxes for which assessments have been Received have been paid as of this date
9/21/24
Director of Finance for Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
9/21/24 458706 $4050.00
Date Cash Slip # Amount

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29468 p.146 MSA_CE_164_38625. Date available 9/28/2026. Printed 10/13/2026.

By the execution of this Assignment, the Grantors hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said GRANTEES, their personal representatives, heirs and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of payable on the days of in each and every year. .

And the GRANTORS hereby certify 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 GRANTORS will execute such further assurances of the same as may be requisite.

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

_____ _____ (SEAL)
Witness Julianne Isabel

_____ _____ (SEAL)
Witness Christopher Thatcher

STATE OF MD

CITY/COUNTY OF Baltimore to wit:

I hereby certify that on this 1st day of September, 20 26 before me, the subscriber, a Notary Public of the State of MD City/County of Baltimore, personally appeared Christopher Thatcher and Julianne Isabel, the GRANTORS herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.

KIRSTEN STRAPON NOTARY PUBLIC BALTIMORE COUNTY, MD My Commission Expires 11/11/26

_____
Notary Public

My Commission Expires: Jun 11, 2026

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29468 p.147 MSA_CE_164_38625. Date available 9/28/2026. Printed 10/13/2026.

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice under the Supreme Court of Maryland.

By:

Michael C. Ridgway, Esq., Authorized Signatory

Prepared By:
Community Title Network, LLC
1500 Whetstone Way, Suite T-100
Baltimore, MD 21230
File No. CTNBA1054

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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.

4. Transferor Information

Name of Transferor **Julianne Isabel**

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

5 North Bradford Street, Baltimore, MD 21224

6. 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

Julianne Isabel

Name

9/10/26
**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.

12/25

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29468 p.149 MSA_CE_164_38625. Date available 9/28/2026. Printed 10/13/2026.

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 **Christopher Thatcher**

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

5 North Bradford Street, Baltimore, MD 21224

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

Christopher Thatcher
Name

9/10/26
**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.
12/25

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Seller's Affidavit of Compliance with Baltimore City's Tenant Opportunity to Purchase Act City Code, Article 13, Subtitle 6

File No. CTNBA1054
Tax ID# 06-13-1724-083

(Please mark, and complete if necessary, which statement applies to the sale of the aforesaid property)

THE UNDERSIGNED UNDER PENALTIES OF PERJURY STATES AS FOLLOWS:

_____ **TENANT HAS NOT RESPONDED TO OFFER OF SALE**
The property known as 5 North Bradford Street, Baltimore, MD 21224 in Baltimore City had been let to _____ as a single family residence, and an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code was sent on _____ to _____ (tenant's last known address), being the last address known to me, of the aforenamed tenant and the corporation have received no response to said offer of sale.

_____ **PROPERTY OCCUPIED BY PURCHASER/TENANT IS PURCHASER**
The Grantee herein was the tenant occupying the property for the last six (6) months, and therefore, Ordinance No. 1228 adding Section 46-55 to Article 13 of the Baltimore City Code is not applicable.

_____ **PROPERTY VACANT/UNOCCUPIED BY ANYONE**
The property 5 North Bradford Street, Baltimore, MD 21224 is not occupied by a tenant and therefore, Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

__X__ **SELLER AS OCCUPANT**
The Grantor herein occupied the property 5 North Bradford Street, Baltimore, MD 21224 and therefore Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

_____ **TENANT RESPONDED BUT FAILED TO CONTRACT**
_____ being the tenant of the property known as 5 North Bradford Street, Baltimore, MD 21224 in Baltimore City, following an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code sent _____ has failed to enter into a contract to purchase said property in the manner and time provided by Sections 47 thru 52 of Article 13 of the Baltimore City Code.

Dated: 09/10/2026

_____ (SEAL)
Julianne Isabel

_____ (SEAL)
Christopher Thatcher

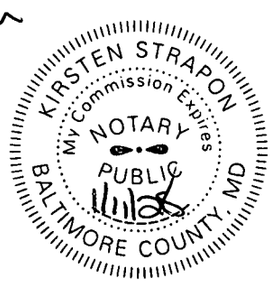
STATE OF MD,

COUNTY OF Baltimore City, to-wit:

On this 1st day of September 2026 before me, the undersigned Notary Public, personally appeared Christopher Thatcher and Julianne Isabel, and to be known to me (or satisfactorily proven) to be the individual who executed the foregoing Affidavit and executed the said instrument 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:_____



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EXHIBIT TO DEED

Occupancy and/or First Time Home Buyer Affidavit

The undersigned individual(s), being fully qualified to do so, does hereby make oath or affirm under penalty of perjury that the following statements are true:
Check all that apply:

☑ 1. **PRIMARY RESIDENCE:** The undersigned does currently occupy or shall occupy as a primary residence the property described in the instrument to which this Exhibit is attached for a period of seven (7) months out of any twelve (12) month period, and that said property is improved by a residence

☑ 2. **FIRST TIME HOMEBUYER:** The undersigned is the Grantee in the attached instrument and has never owned an interest in residential real property located in the State of Maryland; or

☐ 3. **CO-MAKER:** The undersigned is the co-maker or guarantor of a Purchase Money Deed of Trust or Mortgage as defined in TP 12-108(i) covering said real property; and

☐ 4. **CO-MAKER:** The co-maker or guarantor will not occupy the property as a principal residence;

☑ 5. **FIRST TIME HOMEBUYER:** This affidavit is made to qualify the Grantee for benefits under TP section 13-203.

Daniel Adam Rollis

Naseam Jabberi

STATE OF MD

COUNTY OF Baltimore City

Signed and sworn to (or affirmed) before me on 9/10/26 by **Daniel Adam Rollis and Naseam Jabberi**.

Notary Public

My Commission Expires: Jan 11, 2026

KIRSTEN STRAPON
My Commission Expires
NOTARY PUBLIC
1/11/26
BALTIMORE COUNTY, MD

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29468 p.152 MSA_CE_164_38625. Date available 9/28/2026. Printed 10/13/2026.

2132

1724
CSK

Name : C THATCHER&J ISABEL/D
ROLLIS&N JABBER/I
Ref : 5 N BRADFORD ST
Deed (W/ Taxes) Recording ST :
Fee Amount : $20.00
NR Tax - Ikd : $0.00
Deed State Transfer Tax :
$775.00
Deed (W Taxes) Surcharge :
$40.00
Total Amount : $835.00
Transaction Amount : $885.00
09/24/2026 12:35:32 PM - 299
092420240200101 3
BALT-24-CLILR

775
40
30

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State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [X] County: BALTIMORE CITY

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(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.

1	Deed		Mortgage		Other		Other
2	Deed of Trust		Lease				

2 Conveyance Type Check Box

X	Improved Sale Arms-Length *[1]*		Unimproved Sale Arms-Length *[2]*		Multiple Arms Length *[3]*		Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	Sale
State Transfer	Sale
County Transfer	Sale

4 Consideration and Tax Calculations

Consideration	Amount
Purchase Price/Consideration	$310,000.00
Any New Mortgage	$310,000.00
Balance of Existing Mortgage	
Other:	
Other:	
Full Cash Value	

Finance Office Use Only	
Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
x ( ) % =	$
Less Exemption Amount -	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
x ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$60	$60
Surcharge		$
State Recordation Tax	$4650	$
State Transfer Tax	$775	$
County Transfer Tax	$2880	$
Other		$
Other		$

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/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	Var. LOG
	06-13-1724-083				[ ] (5)

Subdivision Name	Lot	Block(3b)	Sect/AR(	Plat Ref.	SqFt/Acreage(4)
				/	

Location/Address of Property Being Conveyed (2)
5 North Bradford Street, Baltimore, MD 21224

Other Property Identifiers (if applicable)	Water Meter Account No.

Residential [X] or Non-Residential [ ]	Fee Simple [X] or Ground Rent [ ]	Amount: $N/A
Partial Conveyance? [ ] Yes [X] No	Description/Amt. of SqFt/Acreage Transferred:	N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Christopher Thatcher	Daniel Adam Rollis
Julianne Isabel	Naseam Jabberi
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)
Daniel Adam Rollis	Union Service Corporation, Trustee
Naseam Jabberi	

New Owner's (Grantee) Mailing Address
5 North Bradford Street, Baltimore, MD 21224

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	Atlantic Union Bank

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Post Closing
Firm: Community Title Network, LLC
Address: 1500 Whetstone Way Baltimore, MD 21230
Phone: (410) 401-3500

[ ] Return to Contact Person
[ ] Hold for Pickup
[X] Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

X	Yes		No	Will the property being conveyed be the grantee's principal residence?
	Yes	X	No	Does transfer include personal property? If yes, identify:
	Yes	X	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy

Assessment Use Only - Do Not Write Below This Line

[ ] Terminal Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Year			Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

CTNBA1054