Settlement Agency: True Title, Inc.
File No: 26-4073
Tax ID No: 13-04-3389-017
Title Insurer: Chicago Title Insurance Company

THIS ASSIGNMENT

IS MADE AND EFFECTIVE this 18th day of March, 2026 by and between **Ace Homebuyers, LLC**, a Maryland limited liability company, party of the first part, or Grantor, and **Patrick J. Mangan, Jr. and Patrick J. Mangan, Sr.**, parties of the second part, or Grantees.

WITNESSETH, that for and in consideration of the sum of **TWO HUNDRED FIFTY FOUR THOUSAND AND 00/100 DOLLARS ($254,000.00)**, 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 assign to the said Grantees, as joint tenants and not as tenants in common, and to their respective assigns, and the personal representatives, heirs and assigns of the survivor, all that leasehold property situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

Beginning for the same on the west side of Malden Avenue at a point distant 30 feet southerly from the south side of Maryland Avenue and running southerly on the west side of Malden Avenue 15 feet to the center line of the party wall dividing the house erected on the lot now being described and the house next adjacent on the south, thence westerly through the center line of said party wall 125 feet to the east side of an alley 25 feet wide thence northerly on the east side of said alley with the use thereof 15 feet to the center line of the party wall dividing the house erected on the lot now being described from the house next to adjacent on the north and thence easterly through the center line of said party wall to place of beginning.

The improvements thereon being known as No. 3654 Malden Avenue, Baltimore, MD 21211 (address for informational purposes only)

Being the same lot of ground which by deed of assignment dated September 16, 2025 and recorded March 03, 2026 among the Land Records of Baltimore City, Maryland in Liber XAC 28828 folio 194 was assigned by Robert D. White and Mildred A. White unto ACE HomeBuyers LLC, a limited liability company.

Being also the same lot of ground which by deed of assignment dated September 05, 1997 and recorded September 16, 1997 among the Land Records of Baltimore City, Maryland in

Liber PMB 6679 folio 440 was assigned by Todd J. Hite and Mildred A. Hite unto Robert D. White and Mildred A. White, as tenants by the entireties.

SUBJECT to covenants, easements and restrictions of record.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every of the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the property hereby assigned to the Grantees, as joint tenants and not as tenants in common, and to their respective assigns, and the personal representatives, heirs and assigns of the survivor, 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 $120.00, payable semi-annually on the 27th days of March and September of each and every year.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of the land as may be requisite or necessary.

IN TESTIMONY WHEREOF, the said party of the first part hath on the 13th day of March, 2026 caused these presents to be signed by Tyler P. Osiecki, a duly appointed officer/agent of Ace Homebuyers, LLC, said officer/agent having been authorized to execute this Deed and affix the Grantor's seal hereunto by proper company/corporate resolution of the Grantor.

Ace Homebuyers, LLC
By:
_____(SEAL)
Tyler P. Osiecki
Its: Authorized Member

STATE OF MARYLAND, COUNTY OF Anne Arundel ss:

I HEREBY CERTIFY that on this 13th day of March, 2026 before me, the undersigned subscriber, did personally appear Tyler P. Osiecki, who acknowledged himself to be the Authorized Member of the Grantor herein, and that he/she, as such Authorized Member, being authorized to do so, did execute the foregoing deed for the purposes therein contained.

Witness My Hand And Notarial Seal:
_____
Signature of Notary Public
My Commission Expires: 9/29/2029

Sadiq O Mumuney
NOTARY PUBLIC
Howard County
MARYLAND
MY COMMISSION EXPIRES September 29, 2029

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.

_____
Marci J. Smedley, Esq.

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 Ace Homebuyers, LLC

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

3654 Malden Avenue, Baltimore, MD 21211

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

Ace Homebuyers, LLC
Name of Entity

By

Tyler P. Osiecki 3-13-2026
Name **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.

OWNER OCCUPANCY AFFIDAVIT

The undersigned each state under the penalties of perjury that the contents of this document are true to the best of the knowledge, information and belief of the individual making this statement as follows:

PURSUANT TO THE PROVISIONS OF APPLICABLE STATE, COUNTY AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, THE UNDERSIGNED GRANTEE(S) HEREBY MAKES OATH THAT THE RESIDENCE ON THE PROPERTY DESCRIBED IN THIS DEED WILL BE OCCUPIED BY THE UNDERSIGNED GRANTEE AS THE PRINCIPAL RESIDENCE OF THE GRANTEE FOR AT LEAST 7 OF THE 12 MONTHS FOLLOWING THIS CONVEYANCE.

As witness our hands and seals dated this 18th day of March, 2026

WITNESS:

Rosanna F. Blum

Patrick J. Mangan Jr. (SEAL)

Patrick J. Mangan Sr. (SEAL)

STATE OF MARYLAND
COUNTY OF Baltimore City, to wit:

I hereby certify that on the 18th day of March, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Patrick J. Mangan, Jr. and Patrick J. Mangan, Sr., 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.

Rosanna F. Blum
Signature of Notary Public

My Commission Expires: 06/03/26

Rosanna F. Blum
NOTARY PUBLIC
Baltimore County
MARYLAND
MY COMMISSION EXPIRES June 3, 2026

File# 26-4073

AFFIDAVIT OF GRANTEE

The undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned are Grantees of residentially improved real property located at 3654 Malden Avenue, Baltimore, MD 21211.

2. The undersigned are co-makers or guarantors 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.

Patrick Mangan 3-18-26
Patrick J. Mangan, Sr.

STATE OF MARYLAND
COUNTY OF Baltimore City, to wit:

Sworn to and subscribed before me by Patrick J. Mangan, Sr. on this 18th day of March, 2026.

Rosanna F. Blum (SEAL)
Signature of Notary Public

My Commission Expires: 06/03/26

Rosanna F. Blum
NOTARY PUBLIC
Baltimore County
MARYLAND
MY COMMISSION EXPIRES June 3, 2026

File# 26-4073

AFTER RECORDING, PLEASE RETURN TO:
True Title, Inc.
6100 Day Long Lane
Suite 100
Clarksville, MD 21029