BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29486 p.41 MSA_CE_164_38643. Date available 10/2/2026. Printed 10/17/2026.

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
9/3/26 (Date) 2700179 (Transaction #) $2,030.00 (Amount)
Authorized Signature

BOOK: 29486 PAGE: 41

TurnKey Title, LLC
File No.: **26-080033**
Tax ID #: **16-19-2454C-033**
Title Insurer: **Westcor Land Title Insurance Company**

This Deed, made this 9th day of August, 2026, by and between AEJ Services LLC, party of the first part, GRANTOR; and Christen Barney, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00), 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 Christen Barney, as sole owner, 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 south side of Presstman Street at the distance of fifty feet westerly from the southwest corner of Presstman Street and Longwood Street and running thence westerly binding on the south side of Presstman Street 20 feet to intersect a line drawn northerly through the center of the partition wall between the house erected on this lot and the house erected on the lot to the west thereof, thence southerly through the center of said partition wall and continuing the same course in all 164 feet 6 inches to the center of an alley 20 feet wide thence easterly binding on the center of said alley with the use thereof in common with others 20 feet and thence northerly parallel to Longwood Street 164 feet 6 inches to the place of beginning.

The improvements thereon being known as 3003 Presstman Street, Baltimore, MD 21216
Tax ID No.: 16-19-2454C-033 >2454

BEING the fee simple property which, by Deed dated September 10, 2024, and recorded on October 16, 2024 in the Land Records of the City of Baltimore, Maryland, in Liber 27301, Folio 90, was granted and conveyed by Darold Kelly unto AEJ Services, LLC.

BEING the fee simple property which, by Deed dated July 27, 2021 and recorded on October 21, 2021 in the Land Records of the City of Baltimore, Maryland, in Liber 23773, Folio 477, was granted and conveyed by George H. Boone, surviving tenant by the entirety of Barbara J. Boone unto Darold Kelly.

All taxes for which assessments have been Received have been paid as of this date 9/3/26
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid $3305.00
9/3/26

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 Christen Barney, as sole owner, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29486 p.42 MSA_CE_164_38643. Date available 10/2/2026. Printed 10/17/2026.

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

AEJ SERVICES LLC

By Antonio Jackson
Antonio Jackson, Sole Member

Florida
STATE OF ~~MARYLAND~~, COUNTY OF Palm Beach, TO WIT:

I hereby certify that on this 9th day of September, 20 26

before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Antonio Jackson, who acknowledged himself/herself to be the Sole Member of the Grantor corporation, and that as such officer, being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

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

EGLARINE HARRISON
Notary Public - State of Florida
Commission # HH 704886
Expires on October 11, 2029

Notary Public Eglarine Harrison
My commission expires: 10/11/2029

Notarized remotely online using communication technology via Proof.

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.

V. Peter Markuski Jr., Attorney

AFTER RECORDING, PLEASE RETURN TO:
TurnKey Title, LLC
1641 State Route 3, N
Suite 202
Crofton, MD 21114

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29486 p.43 MSA_CE_164_38643. Date available 10/2/2026. Printed 10/17/2026.

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

V. Peter Markuski Jr., Attorney

AFTER RECORDING, PLEASE RETURN TO:
TurnKey Title, LLC
1641 State Route 3, N
Suite 202
Crofton, MD 21114

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29486 p.44 MSA_CE_164_38643. Date available 10/2/2026. Printed 10/17/2026.

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: AEJ Services LLC

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

3003 Presstman Street, Baltimore, MD 21216

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 _____ Name of Entity: AEJ SERVICES LLC

By: Antonio Jackson

Name: Antonio Jackson **Date: 09/09/26

Title: Sole Member

** 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 CIRCUIT COURT (Land Records) XAC 29486 p.45 MSA_CE_164_38643. Date available 10/2/2026. Printed 10/17/2026.

File No. **26-080033**

OWNER OCCUPANCY AFFIDAVIT

Christen Barney, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

Natasha S Samuels
As to All Natasha S Samuels

Christen Barney (SEAL)
Christen Barney

STATE OF Michigan Oakland, to wit:

I HEREBY CERTIFY, that on this 9th day of September, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Christen Barney, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

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

ANGELIQUE M ALBERT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
MY COMMISSION EXPIRES JUNE 5, 2032
ACTING IN THE COUNTY OF Oakland

Angelique M Albert
Notary Public

My Commission Expires: 06/05/2032

This notarial act was performed using electronic or remote technology by Proof.

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29486 p.46 MSA_CE_164_38643. Date available 10/2/2026. Printed 10/17/2026.

2076

BOOK: 29486 PAGE: 46

2454
CSK

Name : AEJ SERVICES LLC/CHRISTEN BARNEY
Ref : 3003 PRESSTMAN ST
Deed (w/ Taxes) Recording ST Fee Amount : $20.00
NR Tax - Ikd : $15,589.01
Deed State Transfer Tax : $1,125.00
Deed (w Taxes) Surcharge : $40.00
Total Amount : $16,754.01
Transaction Amount : $16,814.01
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