City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $3,760.00
10-16-2026 BJ

Baltimore City Circuit Court
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $994.24
TOTAL $1,054.24
XAC ES
Oct 19, 2026 03:25 pm

All taxes for which assessments
have been Received have been
Paid as of 10-16-2026 BJ
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $5,965.43
10-16-2026 BJ

Lawyers Express Title, LLC
1447 York Rd
Suite 204
Lutherville, MD 21093
26-8916

THIS DEED

Made this 30th day of Sept, 2026, by and between **NVR, Inc., a Virginia Corporation** ("Grantor"), and **Paris Evans** (the "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of THREE HUNDRED NINETY-SEVEN THOUSAND SIX HUNDRED NINETY-FIVE AND NO/100 DOLLARS ($397,695.00), receipt of which is hereby acknowledged, the Grantor does grant, bargain, sell and convey to said Grantee, in fee simple, as sole owner, the following land and premises situate in Baltimore City, State of Maryland, and known and described as:

Lot 105 as shown and set out on a plat entitled, "FINAL SUBDIVISION PLAT WESTPORT PARCEL B", recorded among the Land Records of Baltimore City, Maryland, in Plat Book XAC page 4502.

The grantee herein is hereby given notice of the Activity and Use Limitations set forth in that certain Environmental Covenant recorded in Liber 12413 page 262 among the aforesaid Land Records.

The Lot conveyed herein is subject to a lien for Water and Sewer Facilities Charges imposed by WESTPORT LN, LLC and HOWARD ELKRIDGE UTILITIES, LLC, and their successors and assigns, pursuant to a Declaration of Covenants and Lien for Water and Sewer Facilities Charges, dated June 20, 2025, and recorded among the Land Records of Baltimore City, Maryland in Liber 28234, folio 290 et seq. ("Declaration"), as may be amended from time to time, which Declaration provides that certain Lots in the

subdivision are subject to a lien and covenant running with the land as a general uniform plan of development in the amount of $250.00 per year for a total dollar amount of $8,250.00 over the Thirty-Three (33) year term, which covenants and liens last for Thirty-Three (33) years or more with respect to each Lot(until all Thirty-Three (33) annual installment payments of the Water and Sewer Facilities Charges applicable to such Lot shall have been paid in full). All grantees, their successors and assigns, are bound by said Declaration. This is not a charge for water and wastewater usage and disposal, which utility services are billed directly by any governmental authority to the owner of the property.

BEING PART OF THE SAME PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 29162, FOLIO 184.

Property Address: 2261 Boojum Street, Baltimore, Maryland 21230

Tax ID No.: 25-05-7612-105

Grantor Address: 7080 Samuel Morse Drive, Suite 100, Columbia, Maryland 21046

Grantee Address: 2261 Boojum Street, Baltimore, Maryland 21230

Title Insurer: Old Republic National Title Insurance Company

I, the undersigned Grantee, do hereby certify, under penalties of perjury, that the herein-described property is improved for residential purposes and that I, the undersigned Grantee, am the owner and occupant of the subject property, and as such I am entitled to any applicable state/county transfer and/or recordation tax exemption. Additionally, the subject property is intended to be used as my principal residence by actually occupying the residence for at least 7 of the next 12 months and as such I am entitled to any applicable transfer and/or recordation tax exemption.

Paris Evans

TOGETHER with all improvements thereupon and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereunto.

SUBJECT to covenants and restrictions of record.

TO HAVE and to hold the property hereby conveyed unto the said Grantee, her personal representatives, heirs, successors, and assigns, in fee simple, forever.

THE Grantor covenants to warrant specially the property hereby conveyed and to execute such further assurances of said property as may be requisite.

IN TESTIMONY WHEREOF, the Grantor has caused this Deed to be duly executed on its behalf by its duly authorized Vice President, as the act and deed of the corporation.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

WITNESS/ATTEST:

NVR, Inc., a Virginia Corporation

BY: _____
Name: Janelle Hall
Title: Vice President

STATE OF MARYLAND

ss:

COUNTY OF Anne Arundel

I HEREBY CERTIFY that on this 29 day of September, 2026, before me, the undersigned officer, personally appeared Janelle Hall who acknowledged him/herself to be a Vice President of NVR Inc., a Virginia Corporation, and that s/he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by him/herself as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation, and further certified under penalties of perjury that the Grantor is a resident entity of the State of Maryland as defined in COMAR 03.04.12.02B (11).

WITNESS my hand and Notarial Seal.

_____
Notary Public

My Commission Expires: 6/21/29

Kiley L. Kusiak
Notary Public
Anne Arundel County
Maryland

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

Tracie L. Clabaugh, 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 NVR, INC., A VIRGINIA CORPORATION

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
2261 BOOJUM STREET, BALTIMORE, MARYLAND 21230

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 _____

NVR, INC., A VIRGINIA CORPORATION
Name of Entity

By _____

Janelle Hall 9/30/26
Name **Date

Vice president
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

AFFIDAVIT OF GRANTEE AS FIRST-TIME MARYLAND HOME BUYER

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

1. The undersigned is Grantee of residentially improved real property located at 2261 Boojum Street, Baltimore, MD 21230.

2. The undersigned is first-time Maryland home buyer (defined in §14-104-c(6)(i) as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.

Paris Evans

Or, the undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 2261 Boojum Street, Baltimore, MD 21230.

2. The undersigned is co-maker or guarantor 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.

_____

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Paris Evans on this 30th day of Sept, 2026.

_____(SEAL)
Signature of Notary Public

My Commission Expires: 4/28/30

Martin Edward Hyson
Notary Public-Maryland
Anne Arundel County
My Commission Expires On
April 28, 2030

File No 26-8916

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Paris Evans, do hereby certify and affirm

under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as 2261 Boojum Street, Baltimore, MD 21230 and that I will occupy that property as my principal residence for at least 7 of the 12 months immediately following this conveyance.

Paris Evans

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 30th day of Sept., 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Paris Evans, 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.

Martin Edward Hyson
Notary Public- Maryland
Anne Arundel County
My Commission Expires On
April 28, 2030

Signature of Notary Public

My Commission Expires: 4/28/30