BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28155 p.41 MSA_CE_164_37312. Date available 7/8/2025. Printed 11/4/2026.

Docusign Envelope ID: FBECA6E5-0241-4E86-A102-C44DF7A1804E

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
6/26/25 | 2509025 | $430.00
Date | Transaction # | Amount
Authorized Signature

BOOK: 28155 PAGE: 41

Tax ID No. 15-09-0027-037
Abode Settlement Group, LLC
File No. 25-11488

Purchase Price $32,500.00 + Assignment Fee $10,500.00 = Total Consideration: $43,000.00

This Deed of Assignment, made this 10th day of June, 2025, by and between Tonya J. Young, Grantor, party of the first part; and Eban LLC, Grantee, its successors and assigns, party of the second part.

- Witnesseth -

That in consideration of the sum of Thirty-Two Thousand Five Hundred And 00/100 Dollars ($32,500.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and assign to the said Grantee, its Personal Representatives and assigns the LEASEHOLD interest in 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 east side of Fulton Avenue at the distance of 14 feet north from the northeast corner of Fulton Avenue and Lorman Street; and running thence north binding on the east side of Fulton Avenue 13 feet; thence east parallel with Lorman Street 70 feet to the west side of an alley 5 feet wide; thence south binding on the west side of said alley with the use thereof in common, 13 feet and thence west by a straight line and parallel with Lorman Street 70 feet to the place of beginning.

The improvements thereon being known as 1403 North Fulton Avenue, Baltimore, Maryland - 21217. -27

BEING the leasehold property which, by Deed of Assignment dated May 28, 2004, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 5562, Folio 285, was granted and conveyed by James Kent unto TONYA J. YOUNG, the Grantor herein.

By the execution of this Deed, the party of the first part 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 Grantee, its Personal Representatives 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 $60.00 payable half-yearly on the 1st days of April & October in each and every year.

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

Grantor hereby declares and affirms that the property herein described, in the City of Baltimore, State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

All taxes for which assessments have been Received have been paid as of this date
6/17/25
Director of Finance of Baltimore City

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
6/26/25 | 250638 | $645.00
Date | Cash/Ck # | Amount
Authorized Signature

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28155 p.42 MSA_CE_164_37312. Date available 7/8/2025. Printed 11/4/2026.

Witness the hand and seal of the said Grantor.

WITNESS Signed by:
Lisa Martinez
F00069095383442...
Witness

Signed by:
233E2E3DB231404...
Tonya J. Young {SEAL}

AVONDALE LLM

City of ~~Baltimore~~, State of ~~Maryland~~ ARIZONA :

On this the 10th day of June, 2025, before me, a Notary Public, in the jurisdiction aforesaid, the undersigned Officer, personally appeared Tonya J. Young, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in my presence for the purposes therein contained.

I hereunto set my hand and official seal.

Lisa Martinez
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 673492
Commission Expires: 10/01/2028

Signed by:
Lisa Martinez
F00069095383442...
Notary Public
My commission expires 10/01/2028

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

See Attached
Jeffrey S. Yablon, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28155 p.43 MSA_CE_164_37312. Date available 7/8/2025. Printed 11/4/2026.

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 Supreme Court of Maryland.

Jeffrey S. Yablon, Esq.

AFTER RECORDING, PLEASE RETURN TO:

Abode Settlement Group, LLC

10308B Baltimore National Pike

Ellicott City, MD 21042

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BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28155 p.44 MSA_CE_164_37312. Date available 7/8/2025. Printed 11/4/2026.

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

NOTICE: LANDLORD MUST FILE THIS AFFIDAVIT AMONG THE LAND RECORDS OF BALTIMORE CITY AND WITH THE COMMISSIONER OF THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

Address of Rental Dwelling Unit: 1903 N Fulton
Name of Tenant: Jessica Mccoy & Antonio King

WARNING: ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE SHALL BE GUILTY OF A MISDEMEANOR AND, ON CONVICTION, SHALL BE SUBJECT TO A FINE OF UP TO $1,000 FOR EACH VIOLATION.

THE UNDERSIGNED LANDLORD UNDER PENALTIES OF PERJURY STATES AS FOLLOWS:

OPTION 1.) THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFED ABOVE WHICH IS LOCATED IN BALTIMORE CITY AS REQUIRED BY §6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT [DATE OF NOTICE], HAS FAILED TO ENTER INTO A CONTRACT TO PURCHASE SAID PROPERTY IN THE MANNER AND TIME PROVIDED BY SUBTITLE 6 OF ARTICLE 13 OF THE BALTIMORE CITY CODE: AND

"NOTICE PURSUANT TO § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE WAS SUBSEQUENTLY SENT TO SAID TENANT ON (DATE OF MAILING). AND TO THE COMMISSIONER FOR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND TENANT SUBSEQUENTLY FAILED TO CONTRACT TO PURCHASE THE ABOVE REFERENCED PROPERTY IN LIEU OF (NAME OF PURCHASER) WITHIN THE PERIOD OF TIME PROVIDED BY SAID § 6-8, THAT PERIOD BEING 7 DAYS."; OR

OPTION 2.) X THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT 4/14/25 (DATE OF MAILING), HAS NOT ENTERED INTO A CONTRACT FOR SALE; OR

OPTION 3.) THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT (DATE OF MAILING), HAS GRANTED A WAIVER OF THE REQUIREMENTS OF ARTICLE 13, SUBTITLE 6 IN ACCORDANCE WITH § 6-15 OF ARTICLE 13 OF THE BALTIMORE CITY CODE; OR

OPTION 4.) THE CURRENT TRANSFER IS AN EXEMPT TRANSFER PURSUANT TO § 6-3 OF ARTICLE 13 OF THE BALTIMORE CITY CODE.

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WITNESS:
Lisa Martinez
F00069095393442...

AFFIANT/SELLER/LANDLORD

STATE OF ARIZONA
COUNTY OF MARICOPA, to-wit:

On this 10 day of June 2025 LLM, before me, the undersigned Notary Public, personally appeared Tonya J. Young 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.

Signed by:
Lisa Martinez
F00069095393442...

Notary Public

10/01/2028
My Commission Expires:

Lisa Martinez
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 673492
Commission Expires: 10/01/2028

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28155 p.46 MSA_CE_164_37312. Date available 7/8/2025. Printed 11/4/2026.

Docusign Envelope ID: FBECA6E5-0241-4E86-A102-C44DF7A1804E

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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

2025

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 Tonya J Young

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

1403 N Fulton Ave Balt MD 21217

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

Signed by: Lisa Martinez
F00069095383442...
Witness

Lisa Martinez
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 673492
Commission Expires: 10/01/2028

Tonya J. Young
Name

06/10/2025
**Date

Signed by:
Signature
6/10/2025

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.

12/23

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28155 p.47 MSA_CE_164_37312. Date available 7/8/2025. Printed 11/4/2026.

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CIRCUIT COURT FOR Baltimore City, MARYLAND
City/County

Located at 111 N Calvert St, Baltimore, MD 21202
Court Address

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)

1. I, Tonya J Young, am over eighteen years of age and competent to testify.
Name

2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an "electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document."

3. I have done so with the intent to sign the document.

4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

6/10/25
Date

Signed by:
233F2E3DB231404...
Signature of Affiant

Tonya J Young
Printed Name of Affiant

CC-094 (Rev. 08/2020)

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28155 p.48 MSA_CE_164_37312. Date available 7/8/2025. Printed 11/4/2026.

BOOK: 28155 PAGE: 0006

2709

$40
$50 CC
$215

LR - Deed (w Taxes)
Recording only $120.00
Name: TONYA YOUNG/EBAN
LLC
Ref: 1403 N FULTON AVE
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 215.00
LR - NR Tax - 1kd 0.00

SubTotal: 275.00

Total: 275.00

07/03/2025 01:30
CC24-CHC
#19030295 CC0801 -
Baltimore City
Mitchell/CC08.01.06 -
Register 06