Prepared By:
Micasa Title Group, LLC
1777 Reisterstown Road, Suite 240
Baltimore, MD 21208

File No. MD-110180
Property Address: 721 North Belnord Avenue, Baltimore, MD 21205
Tax ID No. 07-17-1627-079

This Deed, made this 22 day of July, 2026, by and between **Falsia Investment Group, LLC, a Maryland Limited Liability Company, GRANTOR(S)** and **National Realty Group PA LLC, a Pennsylvania Limited Liability Company**, GRANTEE(S).

- Witnesseth -

That in consideration of the sum of $50,000.00 paid to the Grantor and an Assignment fee in the amount of $2,500.00 paid to JMG Homes, LLC and an Assignment fee in the amount of $2,500.00 paid to Deals MD LLC, for a TOTAL CONSIDERATION OF FIFTY FIVE THOUSAND DOLLARS AND NO CENTS ($55,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor(s), do hereby grant and convey to the said Grantee(s), National Realty Group PA LLC, a Pennsylvania Limited Liabiilty Company, as sole owner, in Fee Simple, all that lot of ground situate in **Baltimore City**, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the east side of Belnord Avenue, formerly Grove Street at the distance of 202 feet 10 inches northerly from the northeast corner of Monument Street and Belnord Avenue and at the center of a partition wall there situate thence northerly binding on the east side of Belnord Avenue 12 feet 3 inches to the center of another partition wall there situate thence easterly through the center of said last mentioned partition wall and continuing the same course in all 65 feet to the west side of a 10 foot alley there situate thence southerly binding on the west side of said alley 12 feet 3 inches and thence westerly in a straight line and through the center of said first mentioned partition wall 65 feet to the place of beginning.

The improvements thereon being known as No. 721 North Belnord Avenue

Being the same property which by deed dated June 17, 2025, and recorded among the Land Records of Baltimore City, Maryland, in Liber 29102, in Folio 367, was granted and conveyed by 8617 West Fort Foote LLC unto Falsia Investment Group, LLC.

Being also the same property which by Confirmatory deed dated July 13, 2017 and recorded July 20, 2017, among the Land Records of Baltimore City, Maryland, in Book 19339, Page 300 was granted and conveyed by 717 Properties, LLC, a Maryland Limited Liability Company, 719 Properties, LLC a Maryland Limited Liability Company, 721 Properties, LLC, a Maryland Limited Liability Company, 718 Properties, LLC, a Maryland Limited Liability Company and Windsome Properties, LLC, a Maryland Limited Liability Company unto 8617 West Fort Foote LLC.

Together with the buildings and improvements thereon erected, made or being; and 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 National Realty Group PA LLC as sole owner, in Fee Simple

And the Grantor(s) hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that it will warrant specially the property hereby granted, and that it will execute such further assurances of the same as may be requisite.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
(Signatures on the following page)

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

_____
Witness

Falsia Investment Group, LLC,
a Maryland Limited Liability Company
By: Fallak Sial, Sole and Managing Member
Fallak Sial, Sole and Managing Member

STATE OF Virginia

CITY/COUNTY OF Loudoun to wit:

I hereby certify that on this 22nd day of July, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Fallak Sial the Sole and Managing Member of Falsia Investment Group, LLC, a Maryland Limited Liability Company, 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 company/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 of all or substantially all of the property and assets of the company/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.

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Electronic Notary Public
Notary Public Gloria Asare

My Commission Expires: 12/31/2028
Reg #: 7901547

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 Supreme Court of Maryland.

_____
Mark Gheiler, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Micasa Title Group, LLC
1777 Reisterstown Road, Suite 240
Baltimore, MD 21208

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 Falsia Investment Group, LLC

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

721 North Belnord Avenue, Baltimore, MD 21205

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

Falsia Investment Group, LLC
Name of Entity

Fallak Sial
By

Fallak Sial 07/22/2026
Name **Date

Sole and Managing 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.

12/25

CIRCUIT COURT FOR Baltimore City , MARYLAND

Located at _____

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE

(Md. Code, Real Property Title 3, Subtitle 7)

1. I, Fallak Sial, am over eighteen years of age and competent to testify.

2. I have signed the document or documents accompanying this affidavit by means of 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.

07/22/2026
Date

Fallak Sial
Fallak Sial

BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5122 FAX (410) 332-0216

INTAKE SHEET

Instructions: Complete this form and affix it to the front of each and every deed that is being submitted for processing.

Document Detail:
Taxable Conveyance Consideration $50,000.00
Basis: (circle one) *Sales Price* *Assessed Value* *New Mortgage* *Existing Mortgage*

Exempt Conveyance Reason _____
Include "No Consideration" Affidavit if applicable

Grantor(s) Falsia Investment Group, LLC

Grantee (s) National Realty Group PA LLC

Single Property X _____ **Multiple Properties** _____
(If you check multiple properties, include the first property on this page and all others should be entered on an attached addendum. We do not verify legal descriptions.)

Property Address: 721 North Belnord Avenue **W/S/B/L** 07-17-1627-079

Fee Simple X **Leasehold** _____ **Amount** _____

Multiple Deed Transfer Yes _____ **No** X
Refinance Yes _____ **No** X **Refinance Affidavit Included? Yes** _____ **No** X

Amount of New Loan $140,000.00 **Amount of Existing Loan $** _____

Eligible for OOC? Yes ___ **No** X _____ **Principal Residence Affidavit Included? Yes** ____ **No** X__

HUD 1 Enclosed? Yes **No** **N/A**

New Owner's Mailing Address: 502 West 7th Street, Ste 100, Erie, PA 16502
(Please verify to ensure new owner's mailing address is true and correct)
Transfer Tax Payment 412.50 **Recordation Tax Payment** 900.00

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

****Important Notice & Affidavit:** If a deed is conveying multiple properties, for example a condominium and a parking space or a property and a "descriptive" lot; then the properties must be clearly identified in the deed and on the intake sheet. In addition, if the properties have their own unique parcel number (block and lot), a lien sheet must be obtained for each and every parcel number. By law, all liens must be satisfied prior to transfer. If a deed has been recorded and subsequently it is found that a parcel was erroneously omitted because it was not clearly identified and/or a lien sheet was not obtained, the undersigned responsible party will be responsible to obtain a lien sheet for each and every omitted property and paying any and all liens/taxes that may be due. Responsible party (i.e. Title Company, attorney, or whoever handled the settlement) must obtain a lien sheet and pay all open liens.

*** I have read and understand the policies regarding the transfer of multiple properties mentioned above.* VS (Initials)

Submitter Info:

Name: Krista Simmons

Firm: Micasa Title Group LLC

Address: 1777 Reisterstown Road, Suite 240, Baltimore, MD 21208

Phone #: (202) 738-8298

E-mail: krista@micasatg.com