BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.291 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

9/9/26 | 14426 | 5380.00
Date | Transaction # | Amount

Authorized Signature

C&C Title
File No. 26-4166
Tax ID # 26-02-6481-014
Old Republic National Title Insurance Company

This Deed made this 4th day of September, 2026, by and between Michael Holston Schmitt and Natalie Alison Schmitt, parties of the first part, Grantors and Brandon Yuhas and Holly Yuhas, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of FIVE HUNDRED SIXTY THOUSAND AND 00/100 ($560,000.00), the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Brandon Yuhas and Holly Yuhas, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, 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:

> Being known and designated as Lot No. 3 as shown on the Plat entitled "FINAL DEVELOPMENT PLAN, CANTON GABLES, 1210 S. BOULDIN STREET", which Plat is recorded among the Land Records of Baltimore City, Maryland as Plat No. 3636.

⇒6481

For Informational Purposes Only: 3204 Toone Street, Baltimore, MD 21224

BEING THE SAME parcel of ground which by a Deed dated April 1, 2020 and recorded among the Land Records of Baltimore City, in Liber 22037, folio 358, was granted and conveyed by Marjorie B. Manne and Dan P. Zandberg unto Michael Holston Schmitt and Natalie Alison Schmitt.

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.

All taxes for which assessments have been Received have been paid as of this date 8/31/26

Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid

9/9/26 | 458374 | 8400.00
Date | Cash Slip # | Amount

Authorized Signature

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.292 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

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 Brandon Yuhas and Holly Yuhas, a married couple, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

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

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.293 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

As Witness the hands and seals of said Grantors.

_____

_____(SEAL)
Michael Holston Schmitt

_____(SEAL)
Natalie Alison Schmitt

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 31st day of August, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Michael Holston Schmitt and Natalie Alison Schmitt, 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.

_____
Signature of Notary Public

STEVEN HAMILTON
Notary Public-Maryland
Baltimore County
My Commission Expires
June 29, 2027

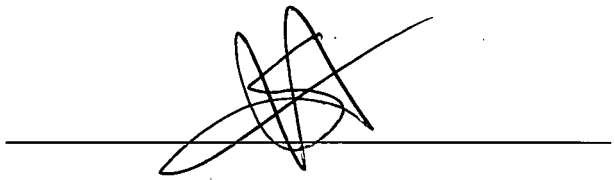
My Commission Expires:

AFTER RECORDING, PLEASE RETURN TO:

C&C Title
108 W. Timonium Road
Suite 201
Timonium, MD 21093
(410) 457-9910

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.294 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

This is to certify that the within instrument has been prepared under the supervision of the undersigned Maryland attorney.



Steven S. Hamilton, Esq.

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.295 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

BOOK: 29430 PAGE: 295

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 Michael Holston Schmitt

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

3204 Toone St, Baltimore, MD 21224

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

Michael Holston Schmitt
Name

9/4/26
**Date

Signature

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.

12/25

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.296 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

BOOK: 29430 PAGE: 296

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 Natalie Alison Schmitt

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

3204 Toone St, Baltimore, MD 21224

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

Natalie Alison Schmitt
Name

9/4/26 - JLT
8/31/26
**Date

Natalie Schmitt
Signature

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.

12/25

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.297 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

CITY OF BALTIMORE, MARYLAND
CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

We, Brandon Yuhas and Holly Yuhas, do hereby certify and affirm under the penalties of perjury that we have purchased property in the City of Baltimore, Maryland, known as 3204 Toone St, Baltimore, MD 21224 and that we will occupy that property as our principal residence for at least 7 of the 12 months immediately following this conveyance.

Dated this 4 day of September, 2026

Brandon Yuhas

Holly Yuhas

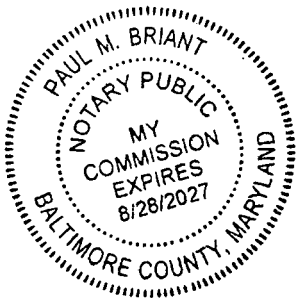
STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

I hereby certify that on the 4th day of September, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Brandon Yuhas and Holly Yuhas, 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.

Signature of Notary Public

My Commission Expires: 08/28/27



BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.298 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

AFFIDAVIT OF GRANTEE AS FIRST-TIME MARYLAND HOME BUYER

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 3204 Toone St, Baltimore, MD 21224.

2. The undersigned are first-time Maryland home buyers (defined in §14-104-c(6)(i)(ii) 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.

3. that this statement, if executed by an attorney in fact, the attorney in fact does hereby certify that he/she has made a diligent inquiry with respect to the fact herein and it is true to the best of his/her knowledge, information and belief.

Brandon Yuhas

Holly Yuhas

Or, 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 3204 Toone St, Baltimore, MD 21224.

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)(ii) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Brandon Yuhas

Holly Yuhas

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.299 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Brandon Yuhas and Holly Yuhas on this 4th day of September, 2026.

_____(SEAL)
Signature of Notary Public

My Commission Expires: 08/28/27

PAUL M. BRIANT
NOTARY PUBLIC
MY COMMISSION EXPIRES
8/28/2027
BALTIMORE COUNTY, MARYLAND

PAUL M. BRIANT
NOTARY PUBLIC
MY COMMISSION EXPIRES
8/28/2027
BALTIMORE COUNTY, MARYLAND

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.300 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

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: 21224
Name of Tenant:_____

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, FOLLOWING AN OFFER OF SALE 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 Brandon Yuhas (NAME OF PURCHASER) WITHIN THE PERIOD OF TIME PROVIDED BY SAID § 6-8, THAT PERIOD BEING 7 DAYS."; OR

OPTION 2.) _____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 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.

Dated this _____ day of _____, 20_____.

_____
Michael Holston Schmitt

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.301 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

Natalie Alison Schmitt

Natalie Alison Schmitt

STATE OF MARYLAND,
COUNTY OF BALTIMORE, to-wit:

On this 31 day of AUG, 2026, before me, the undersigned Notary Public, personally appeared Michael Holston Schmitt and Natalie Alison Schmitt and known to me (or satisfactorily proven) to be the individual who executed the foregoing Seller's Affidavit of Compliance 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.

NOTARY PUBLIC

My Commission Expires:

STEVEN HAMILTON
Notary Public-Maryland
Baltimore County
My Commission Expires
June 29, 2027

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29430 p.302 MSA_CE_164_38587. Date available 9/14/2026. Printed 11/6/2026.

BOOK: 29430 PAGE: 302

2117

6481
CSK

Name : M&N SCHMITT/B&H YUHAS
Ref : 3204 TOONE ST
Deed (w/ Taxes) Recording ST
Fee Amount : $20.00
NR Tax - Ikd : $0.00
Deed State Transfer Tax :
$1,400.00
Deed (w Taxes) Surcharge :
$40.00
Total Amount : $1,480.00
Transaction Amount : $1,520.00
09/10/2020 02:08:20 PM - 299
091020240200101 4
BALT-24-CLILR

Deed State Transfer Tax :
$1,400.00
Deed (w Taxes) Surcharge :
$40.00
Total Amount : $1,480.00

Transaction Amount : $1,520.00
09/10/2020 02:08:26 PM - 299
091020240200101 4
BALT-24-CLILR

CIRCUIT COURT
FOR BALTIMORE CITY
SEP 10 2026
LAND RECORDS

1400
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40