BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29463 p.103 MSA_CE_164_38620. Date available 9/24/2026. Printed 10/5/2026.

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
9/24/26 (Date) 2700656 (Transaction #) $ 2230.00 (Amount)
Authorized Signature

AFTER RECORDING, PLEASE RETURN TO:
Clear Title Group
106 Old Court Road
Suite 205
Baltimore, MD 21208
File No. **26-6369**
Tax ID # **16-18-2483-017**

This Deed, made this 16th day of September, 2026 by and between Dreamhouse LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Cynthia Manigo, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 ($245,000.00), 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 Cynthia Manigo, her assigns, the survivor of her 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:

Beginning for the same on the west side of Hilton Street (formerly Eleventh Street) at a point distant 21 feet 5 inches northerly from the corner formed by the intersection of the north side of Edmondson Avenue and the west side of Hilton Street, which place of beginning is designed to be in the center line extended of the partition wall there situate; running thence northerly bounding on the west side of Hilton Street 21 feet 5 inches to the center line extended of the partition wall there situate; thence westerly parallel with Edmondson Avenue and along said center line and to and through the center of said partition wall in all 90 feet to the east side of an alley 10 feet wide there situate; thence southerly bounding on the east side of said alley with the use thereof and the other alley with which it communicates in common with others and parallel with Hilton Street 21 feet 5 inches to intersect the center line extended westerly through the center of the partition wall first mentioned in this description; and thence easterly reversing said center line so drawn and binding thereon to and through the center of said first mentioned partition wall and continuing the same course in all 90 feet to the place of beginning.

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
9/24/26 (Date) 95790 (Cash Slip #) $3345.00 (Amount)
Authorized Signature

Taxes for which assessments have been Received have been paid as of this date 9/24/26
Director of Finance of Baltimore City By

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29463 p.104 MSA_CE_164_38620. Date available 9/24/2026. Printed 10/5/2026.

For informational purposes only: The improvements thereon being known as No. 602 North Hilton Street, Baltimore MD 21229. →2483

Being the same property which by deed dated February 20, 2026, and recorded among the Land Records of Baltimore City, Maryland on May 27, 2026, in Liber 28903, in Folio 85, was granted and conveyed by Michelle Simon, Esq., Personal Representative of the Estate of Margaret Fischer Hodgers unto Dreamhouse LLC, a Maryland Limited Liability Company.

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 Grantee(s), her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party 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.

As Witness the hand and seal of said Grantor, the day and year first above written.

_____
WITNESS

Dreamhouse LLC, a Maryland Limited Liability Company

By:_____(SEAL)
Isak Bakaev, Member

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

On this 16th day of September, 2026, before me, the undersigned officer, personally appeared Isak Bakaev, Member of Dreamhouse LLC, a Limited Liability Company, and that he/she/they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Member.

In witness thereof I hereunto set my hand and official seal.

_____
Signature of notary public
Notary Public
My Commission Expires: _____

TSIPORA ROCHEL ROSENBERG
Notary Public-Maryland
Baltimore County
My Commission Expires
July 21, 2030

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29463 p.105 MSA_CE_164_38620. Date available 9/24/2026. Printed 10/5/2026.

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.

David A. Rosenberg, Esquire

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29463 p.106 MSA_CE_164_38620. Date available 9/24/2026. Printed 10/5/2026.

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 Dreamhouse LLC

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

602 North Hilton Street, Baltimore, MD 21229

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 _____

Dreamhouse LLC
Name of Entity

By _____

Isak Bakaev 9/16/2026
Name **Date

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.

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29463 p.107 MSA_CE_164_38620. Date available 9/24/2026. Printed 10/5/2026.

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 602 North Hilton Street, Baltimore, MD 21229.

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.

Cynthia Manigo

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 602 North Hilton Street, Baltimore, MD 21229.

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.

Cynthia Manigo

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Cynthia Manigo on this 16th day of September, 2026.

_____(SEAL)
Signature of Notary Public

TSIPORA ROCHEL ROSENBERG
Notary Public-Maryland
Baltimore County
My Commission Expires
July 21, 2030

My Commission Expires:

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29463 p.108 MSA_CE_164_38620. Date available 9/24/2026. Printed 10/5/2026.

Owner/Occupant Affidavit:

Pursuant to Section 13-408 Tax Property Article

The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief:

1. That the undersigned is/are the purchaser(s) of the property located at 602 North Hilton Street, being residentially improved real property, and being more particularly described as Baltimore City County, Maryland:

And

2. That the undersigned will occupy the herein described property as his/her/their principal residence by actually occupying the residence for at least 7 months of a 12 month period.; and

This affidavit is being executed in order to qualify for and obtain a partial exemption from the applicable County Transfer Tax pursuant to Section 13-408 of the Tax Property Article.

NOTE: All Grantees must sign.

(SEAL)
Cynthia Manigo

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 16th day of September, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Cynthia Manigo, 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

TSIPORA ROCHEL ROSENBERG
Notary Public-Maryland
Baltimore County
My Commission Expires
July 21, 2030

My Commission Expires:

Note: This must be signed by the borrower and not by an attorney in fact.

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29463 p.109 MSA_CE_164_38620. Date available 9/24/2026. Printed 10/5/2026.

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2483
C&K

CIRCUIT COURT
FOR BALTIMORE CITY
SEP 2 2 2026
LAND REC...

Name : DREAMHOUSE LLC/CYNTHIA
M.
Ref : 802 N HILTON ST
Deed (W/ Taxes) Recording ST
Fee Amount : $20.00
NR Tax - #d : $0.00
Deed State Transfer Tax :
$612.50
Deed (w Taxes) Surcharge :
$40.00
Total Amount : $672.50
Transaction Amount : $732.50
09/22/2026 12:24:50 PM - 285
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BALT-24-CLILR

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612.5