BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28474 p.470 MSA_CE_164_37631. Date available 11/3/2025. Printed 11/12/2026.

1052

BOOK: 28474 PAGE: 470

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

10/27/25 | 26602346 | $510.00
Date | Transaction # | Amount

Authorized Signature

Terrain Title & Escrow Company, LLC
File No. **25-20452**
Tax ID # **08-08-1138-004**

This Assignment, made this 26th day of September, 2025, by and between **ONE HOUSE AT A TIME, INC., Receiver,** GRANTOR, and **Yon Ti Goute LLC, a Maryland limited liability company** GRANTEE.

Whereas, by Order of the District court of Maryland for Baltimore City, dated June 12, 2024 in case number 02452-24 attached hereto as Exhibit A and made a part hereto (hereinafter the "Order"), after due notice to the record owner, secured parties, those holding an interest in the properties, One House At A Time, Inc., a Maryland corporation was appointed a Vacant Building Receiver (hereinafter the "Receiver") for the property known as 1407 North Bond Street (hereinafter "Property"), and

Whereas, the Receiver, pursuant to Baltimore City Building Fire and Related Codes (2007) Section 121, et seq., and the powers contained in the said Order, held a public auction of the sale of the Property, and

Whereas, Yon Ti Goute LLC, was the successful bidder at auction; and

Whereas, the sale was reported on or about September 12, 2024 and notices were mailed in compliance with the judicial sale; and

Whereas, there were no exceptions filed by the record owners, secured parties, and/or or any other person or entity with or claiming, an interest in the Property and was ratified on October 23, 2024 by the District Court. A true and accurate copy of the Order of Ratification is attached hereto as Exhibit B.

Whereas, pursuant to Baltimore City Building, Fire and Related Codes (2007) Section 121.14, the Receiver is authorized by law to convey the property free and clear of all encumbrances.

Witnesseth –

That in consideration of the sum of Fifty one thousand dollars and 00/100 ($51,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, a 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 line of the east side of Bond Street at the distance of 243 feet 0.25 inch southerly from the southeast corner of Bond and Oliver Streets and at the center of a partition wall there being and running thence southerly on the east side of Bond Street 13 feet 5 inches to the center of a partition wall there being thence easterly through the center of the last named wall and continuing the same course parallel with Oliver Street in all 75 feet to the west side of an alley 10 feet wide there being thence northerly on the west side of said alley with the use thereof in common 13 feet 5 inches to intersect a line drawn easterly from the place of beginning through the center of the partition wall first mentioned thence reversing the line so drawn and binding thereon 75 feet to the place of beginning.

For informational purpose only:
The improvements thereon being known as 1407 North Bond Street. – 1138

Being the same property granted and conveyed to Michael Saunders by Leasehold Deed dated July 10,1999 from Columbus Realty Limited Partnership, a Maryland limited partnership, recorded among the Land Records of Baltimore City in Liber 48, Folio 427.

All taxes for which assessments have been Received have been paid as of this date
Oct 13, 2025
Director of Finance of Baltimore City By
AS

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

10/27/25 | 495316 | $765.00
Date | Cash Slip # | Amount

Authorized Signature

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28474 p.471 MSA_CE_164_37631. Date available 11/3/2025. Printed 11/12/2026.

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 to the said Grantee, subject to 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 $40.25 payable half yearly on the 1st days of January and July in each and every year.

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

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

ONE HOUSE AT A TIME, INC. RECEIVER

K. Fisher
Witness

By: _____(SEAL)
Name:
Title:

[Corporate Seal]

STATE OF MARYLAND }
CITY/COUNTY OF BALTIMORE } ss

I hereby certify that on this 22nd day of September, 2025 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared
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 Corporation, by himself/herself as such officer and further 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 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.

KIMBERLEE FISHER NOTARY PUBLIC BALTIMORE CITY, MD MY COMMISSION EXPIRES AUGUST 15, 2029

Kimberlee Fisher
Notary Public

My Commission Expires: 8/15/29

KIMBERLEE FISHER NOTARY PUBLIC BALTIMORE CITY, MD MY COMMISSION EXPIRES AUGUST 15, 2029

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 Court of Appeals of Maryland.

David E. Miller, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Terrain Title & Escrow Company, LLC
10461 Mill Run Circle, Suite 125
Owings Mills, Maryland 21117

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28474 p.472 MSA_CE_164_37631. Date available 11/3/2025. Printed 11/12/2026.

BOOK: 28474 PAGE: 472

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 One House At a Time, Inc.

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

1407 North Bond Street, Baltimore, MD 21213

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

K. Fisher
Witness/Attest

One House At a Time, Inc.
Name of Entity

By

PIA HESLIP 9/22/25
Name **Date

EXECUTIVE DIRECTOR
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 28474 p.473 MSA_CE_164_37631. Date available 11/3/2025. Printed 11/12/2026.

1138 RB

LR - Deed (w Taxes) 315.00
Recording only 120.00
Name: YON TI ROUTE, LLC.
Ref: 1407 NORTH BOND ST.
LR - Deed (with Taxes) 40.00
Surcharge 40.00
LR - Deed State Transfer Tax 255.00
LR - NR Tax - 1kd 0.00
SubTotal: 315.00
Total: 430.00
10/30/2025 11:55 CC24-ES
#19264719 CC0001 - Baltimore City Mitchell/CC08.01.03 - Register 03

40
20
255