City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $680.00
10-23-2026 YR

Baltimore City Circuit Court

IMP FD SURE	$40.00
RECORDING FEE	$20.00
TR TAX STATE	$225.00
TOTAL	$285.00
XAC ES	
Oct 23, 2026	01:33 pm

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $1,020.00
10-23-2026 YR

All taxes for which assessments have been Received have been Paid as of 10-23-2026 YR
Director of Finance
Baltimore City

Premier Title
File No. **2026-PTMD-1953**
Tax ID # **080339 027**
Underwriter: **Old Republic National Title Insurance Company**

This Deed, made this 30th day of September, 2026 by and between Melanie Scheirer, party of the first part, Grantor; and Amelia Schwickerath and Kristi Schwickerath, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of NINETY THOUSAND AND 00/100 ($90,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Amelia Schwickerath and Kristi Schwickerath, their 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:

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 southeast side of Laurens Street 122 ft., 3 in southwesterly from the corner formed by the intersection of the southeast side of Laurens Street and the southwest side of Druid Hill Avenue, which place of beginning is at the center of the division wall there being; and running thence southwesterly binding on the southeast side of Laurens Street 12 ft., 2-1/2 in., to the center of the division wall there being; thence southeasterly parallel with Druid Hill Avenue and passing through the center of the last mentioned wall 71 ft., to the southeast side of a 10 ft., alley; thence northeasterly binding on the southwest side of said alley 12 ft., 2-1/2 in to intersect a line drawn southeasterly from the place of beginning parallel with Druid Hill Avenue and passing through the center of said first mentioned division wall; and thence northeasterly binding on said line 71 ft., to the place of beginning; known as No. 509 Laurens Street. The improvements thereon being known as No. 509 Laurens Street, Baltimore, MD 21217.

PARCEL NO./APN: 080339 027

Amelia & Kristi Schwickerath

Being the same property which by deed dated September 30, 2026, and recorded among the Land Records of Baltimore City, Maryland, was granted and conveyed by Melanie Scheirer unto Amelia & Kristi Schwickerath.

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 Amelia Schwickerath and Kristi Schwickerath, their 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

Melanie Scheirer (SEAL)

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 30th day of September, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Melanie Scheirer, 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:

Peter Severance
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 9/23/27

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.

(SEAL)

Diana G Khan

AFTER RECORDING, PLEASE RETURN TO:
Premier Title
10451 Mill Run Circle
Suite 755
Owings Mills, MD 21117

PRINCIPAL RESIDENCE AFFIDAVIT

Amelia Schwickerath, Kristi Schwickerath, Grantee(s) in the within Deed from Melanie Scheirer , , as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us at least seven (7) months out of the year.

Amelia Schwickerath

Kristi Schwickerath

STATE OF MARYLAND, COUNTY of Baltimore, to wit:

I HEREBY CERTIFY, That on this 30 day of September, 2026 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Amelia Schwickerath, Kristi Schwickerath, the within Grantee(s), and they acknowledged the foregoing instrument to be their act.

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires:

Peter Severance
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 9/23/27

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 509 Laurens Street, Baltimore, MD 21217.

2. The undersigned are first-time Maryland home buyers (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.

Amelia Schwickerath

Kristi Schwickerath

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 509 Laurens Street, Baltimore, MD 21217.

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

Amelia Schwickerath

Kristi Schwickerath

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Amelia Schwickerath and Kristi Schwickerath on this 30th day of September, 2026.

(SEAL)
Signature of Notary Public

Peter Severance
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 9/23/27

My Commission Expires:

AFFIDAVIT OF COMPLIANCE

To Be Recorded In The Land Records With The Deed
And Filed With The Commissioner Of The Baltimore City Department Of Housing And Community Development

Single-Family Dwelling Address: 509 Laurens Street, Baltimore, MD 21217
Name of Tenant: N/A

The undersigned landlord/owner hereby certifies, under penalties of perjury that this Affidavit affirms compliance with the requirements of Subtitle §6-16 of Housing and Urban Renewal Article 13 of the Baltimore City Code:

[**Initial** the appropriate statement]

_____ 1) If the tenant has responded to the Offer of Sale required under Subtitle §6-1, et seq., the affiant makes the following statement:

_____ (name of tenant), being the tenant of the property known as _____ (street address) in Baltimore City, following an Offer of Sale as required by §6-8 of Article 13 of the Baltimore City Code, sent _____ (date of mailing), 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.

[If applicable] Notice pursuant to §6-8 of Article 13 of the Baltimore City Code was subsequently sent to said tenant on _____ (date of mailing), and tenant subsequently failed to contract to purchase said property in lieu of _____ (name of third party) within the period of time provided by said §6-8, that period being seven days;
OR

_____ 2) If the tenant has waived right of first refusal, the affiant makes the following statement:

_____ (name of tenant), being the tenant of the property known as _____ (street address) in Baltimore City, following an Offer of Sale as required by §6-8 of Article 13 of the Baltimore City Code, sent _____ (date of mailing), has not entered into a Contract for Sale;
OR

_____ 3) The transfer of title to this property is exempt under §6-3 of Article 13 of the Baltimore City Code;
OR

_____ 4) Article 13 of the Baltimore City Code is not applicable to this transaction for the following reason:
- ✓ a) The property has not been occupied by any tenant as defined by §6-2 of Article 13 of the Baltimore City Code for at least the past six (6) months; or
- ____ b) The property is owner-occupied; or
- ____ c) This is a no consideration transfer between related entities; or
- ____ d) The Grantee in the attached deed is the tenant.

OR

_____ 5) The Contract of Sale was executed before the effective date of the statute.

AFFIDAVIT OF COMPLIANCE
Cont.

9/30/2026
Date

By: _____
Landlord/Owner Signature
Melanie Scheirer

STATE / DISTRICT OF MD
CITY/COUNTY OF Baltimore, to wit:

I hereby certify, that on this 30 day of September, 2026, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared Melanie Scheirer known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
NOTARY PUBLIC

My Commission expires: 9/23/27

Peter Severance
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 9/23/27

BOOK: 29547 PAGE: 199

State of Maryland Land Instrument Intake Sheet

[x] Baltimore City [ ] County: _____

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only – All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments ([ ] Check Box if addendum Intake Form is Attached.)

x	Deed	[ ]	Mortgage	[ ]	Other _____	[ ]	Other _____
x	Deed of Trust	[ ]	Lease	[ ]	_____	[ ]	_____

2 Conveyance Type Check Box

x	Improved Sale Arms-Length *[1]*	[ ]	Unimproved Sale Arms-Length *[2]*	[ ]	Multiple Accounts Arms-Length *[3]*	[ ]	Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 90,000.00
Any New Mortgage	$ 79,201.79
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( ) % =	$
Less Exemption Amount -	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 60	$ 60
Surcharge	$	$
State Recordation Tax	$ 680.00	$
State Transfer Tax	$ 225.00	$
County Transfer Tax	$ 1,020.00	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	080339 027	,			[ ] (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
	27	339			

Location/Address of Property Being Conveyed (2)

509 Laurens Street, Baltimore, MD 21217

Other Property Identifiers (if applicable)	Water Meter Account No.

Residential [x] **Or Non-Residential** [ ] **Fee Simple** [x] **or Ground Rent** [ ] **Amount:** $_____

Partial Conveyance [ ] **Yes** [x] **No** Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Melanie Scheirer	Amelia Schwickerath and Kristi Schwickerath
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Amelia Schwickerath and Kristi Schwickerath	
New Owner's (Grantee) Mailing Address	
_____	

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)
	Melanie Scheirer

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Peter Severance

Firm Premier Title

Address: 10451 Mill Run Circle, Suite 755

Owings Mills, MD 21117 Phone: (240) 266-0028

[x] Return to Contact Person

[ ] Hold for Pickup

[ ] Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

[x] Yes [ ] No Will the property being conveyed be the grantee's principal residence?

[ ] Yes [x] No Does the transfer include personal property? If yes, identify: _____

[ ] Yes [x] No Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment use only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: White – Clerk's Office Pink – Office of Finance Canary – SDAT Goldenrod – Preparer AOC-CC-300(5/2007).

File No.: 2026-PTMD-1953