BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29566 p.296 MSA_CE_164_38723. Date available 11/2/2026. Printed 11/17/2026.

192

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
10/26/26 27002329 $5330.00
Date Transaction # Amount
Stephanie
Authorized Signature

AFTER RECORDING, PLEASE RETURN TO:
Andrew David Stynchula
2014 Mount Royal Terrace, Baltimore, MD 21217
Property Address: 2014 Mount Royal Terrace, Baltimore, MD 21217
Tax ID No. 13-11-3442-008
File No. CTNBA1071

This Deed, made this 6th day of October, 2026, by and between Mirella Vaglio and Patrick Jerald Redmond, Grantors and **Andrew David Stynchula**, Grantee.

- Witnesseth –

That in consideration of the sum of **Five Hundred And Fifty-Five Thousand Dollars and No Cents ($555,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors, do hereby grant and convey to the said Grantee, as sole owner, his/her personal representatives, heirs and assigns, in FEE SIMPLE, all that lot of ground situate in BALTIMORE CITY in the State of Maryland and described as follows, that is to say:

Beginning for the same on the West side of Mount Royal Avenue at the distance of 173 feet 3 inches Southerly from the intersection of the West side of Mount Royal Avenue and the centerline of Reservoir Street which place of beginning is designed to be at the center of the partition wall there being; and running thence Southerly binding on Mount Royal Avenue 16 feet thence westerly parallel with Reservoir Street 178 feet 3 inches to the East side of an alley 15 feet wide; thence Northerly binding on said side of said alley with the use thereof in common 16 feet to intersect a line drawn from the beginning Westerly parallel with Reservoir Street and thru the center of the partition wall in the description of this lot mentioned and thence reversing said line so drawn and binding thereon to the place of beginning.

For informational purposes only: The improvements being known and designated as 2014 Mount Royal Terrace

Tax ID No. 13-11-3442-008 3442

BEING the same property conveyed to Patrick Jerald Redmond and Mirella Vaglio by Deed from John W. Standiford and Karen Ann Yasinsky, dated June 27, 2017, recorded August 23, 2017, among the Land Records of Baltimore City, Maryland, in Liber MB 19435, Folio 473.

To Have and To Hold the said parcel 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 Andrew David Stynchula in FEE SIMPLE.

And the Grantors, 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.

All taxes for which assessments have been
Received have been paid as of this date
10/26/26
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
10/26/26 460127 $8,325.00
Date Cash Slip # Amount
Stephanie
Authorized Signature

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29566 p.297 MSA_CE_164_38723. Date available 11/2/2026. Printed 11/17/2026.

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

Witness

Mirella Vaglio

Witness

Patrick Jerald Redmond

STATE OF Maryland
CITY/COUNTY OF Prince Georges to wit:

I hereby certify that on this 5 day of October, 2026, before me, the subscriber, a Notary Public of the State of Maryland City/County of Howard, personally appeared Mirella Vaglio and Patrick Jerald Redmond the Grantors herein, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

HAL J. RESNICK NOTARY PUBLIC HOWARD COUNTY, MD My Commission Expires 12/8/27

Notary Public
My Commission Expires:

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice under the Supreme Court of Maryland.

By:

Michael C. Ridgway, Esq., Authorized Signatory

Prepared By:
Community Title Network, LLC
1500 Whetstone Way
Baltimore, MD 21230
File No. CTNBA1071

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29566 p.298 MSA_CE_164_38723. Date available 11/2/2026. Printed 11/17/2026.

Seller's Affidavit of Compliance with Baltimore City's Tenant Opportunity to Purchase Act City Code, Article 13, Subtitle 6

File No. CTNBA1071
Tax ID# 13-11-3442-008

(Please mark, and complete if necessary, which statement applies to the sale of the aforesaid property)

THE UNDERSIGNED UNDER PENALTIES OF PERJURY STATES AS FOLLOWS:

_____ **TENANT HAS NOT RESPONDED TO OFFER OF SALE**
The property known as 2014 Mount Royal Terrace, Baltimore, MD 21217 in Baltimore City had been let to _____ as a single family residence, and an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code was sent on _____ to _____ (tenant's last known address), being the last address known to me, of the aforenamed tenant and the corporation have received no response to said offer of sale.

_____ **PROPERTY OCCUPIED BY PURCHASER/TENANT IS PURCHASER**
The Grantee herein was the tenant occupying the property for the last six (6) months, and therefore, Ordinance No. 1228 adding Section 46-55 to Article 13 of the Baltimore City Code is not applicable.

_____ **PROPERTY VACANT/UNOCCUPIED BY ANYONE**
The property 2014 Mount Royal Terrace, Baltimore, MD 21217 is not occupied by a tenant and therefore, Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

X **SELLER AS OCCUPANT**
The Grantor herein occupied the property 2014 Mount Royal Terrace, Baltimore, MD 21217 and therefore Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

_____ **TENANT RESPONDED BUT FAILED TO CONTRACT**
_____ being the tenant of the property known as 2014 Mount Royal Terrace, Baltimore, MD 21217 in Baltimore City, following an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code sent _____ has failed to enter into a contract to purchase said property in the manner and time provided by Sections 47 thru 52 of Article 13 of the Baltimore City Code.

Dated: 10/05/2026

Patrick Jerald Redmond (SEAL)
Patrick Jerald Redmond

Mirella Vaglio (SEAL)
Mirella Vaglio

STATE OF Maryland,

COUNTY OF Prince Georges, to-wit:

On this 5 day of October, 2026 before me, the undersigned Notary Public, personally appeared Mirella Vaglio and Patrick Jerald Redmond, and to be known to me (or satisfactorily proven) to be the individual who executed the foregoing Affidavit 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: _____

HAL J. RESNICK NOTARY PUBLIC My Commission Expires 12/27 HOWARD COUNTY, MD

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29566 p.299 MSA_CE_164_38723. Date available 11/2/2026. Printed 11/17/2026.

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: Mirella Vaglio

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

2014 Mount Royal Terrace

3. Reasons for Exemption

Resident Status

- [X] 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

Mirella Vaglio — 10/10/24
Name — **Date

Mirella Vaglio
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 29566 p.300 MSA_CE_164_38723. Date available 11/2/2026. Printed 11/17/2026.

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 Patrick Jerald Redmond

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

2014 Mount Royal Terrace

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

Patrick Jerald Redmond 10/16/26

Name **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.

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29566 p.301 MSA_CE_164_38723. Date available 11/2/2026. Printed 11/17/2026.

EXHIBIT TO DEED

Occupancy and/or First Time Home Buyer Affidavit

The undersigned individual(s), being fully qualified to do so, does hereby make oath or affirm under penalty of perjury that the following statements are true:
Check all that apply:

☒ 1. **PRIMARY RESIDENCE:** The undersigned does currently occupy or shall occupy as a primary residence the property described in the instrument to which this Exhibit is attached for a period of seven (7) months out of any twelve (12) month period, and that said property is improved by a residence

☒ 2. **FIRST TIME HOMEBUYER:** The undersigned is the Grantee in the attached instrument and has never owned an interest in residential real property located in the State of Maryland; or

☐ 3. **CO-MAKER:** The undersigned is the co-maker or guarantor of a Purchase Money Deed of Trust or Mortgage as defined in TP 12-108(i) covering said real property; and

☐ 4. **CO-MAKER:** The co-maker or guarantor will not occupy the property as a principal residence;

☒ 5. **FIRST TIME HOMEBUYER:** This affidavit is made to qualify the Grantee for benefits under TP section 13-203.

Andrew David Stynchula

STATE OF Maryland

COUNTY OF City of Baltimore

Signed and sworn to (or affirmed) before me on 10/6/2026 by **Andrew David Stynchula**.

HAL J. RESNICK NOTARY PUBLIC My Commission Expires 1/29/27 HOWARD COUNTY, MD

Notary Public

My Commission Expires: 1/29/27

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29566 p.302 MSA_CE_164_38723. Date available 11/2/2026. Printed 11/17/2026.

5120

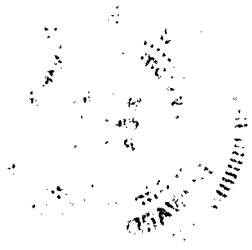
CIRCUIT COURT
FOR BALTIMORE CITY

OCT 2 9 2026

LAND RECORDS

(1)
40
20
1387.50
JW

3442
CSK



Name : MIRELLA VAGLIO, ET AL/ANDREW D STYNCHULA
Ref : 2014 MOUNT ROYAL TERRACE
Deed (W/ Taxes) Recording ST
Fee Amount : $20.00
NR Tax - Ind : $0.00
Deed State Transfer Tax :
$1,387.50
Deed (W Taxes) Surcharge :
$40.00
Total Amount : $1,447.50
Transaction Amount : $1,507.50
10/29/2026 01:14:39 PM - 278
102926240500101 3
BALT-24-CLILR

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 29566 p.303 MSA_CE_164_38723. Date available 11/2/2026. Printed 11/17/2026.

BOOK: 29566 PAGE: 303

State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [X] County: BALTIMORE CITY

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

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

1	Deed		Mortgage		Other		Other
2	Deed of Trust		Lease				

2 Conveyance Type Check Box

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

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	Sale
State Transfer	Sale
County Transfer	Sale

4 Consideration and Tax Calculations

Consideration	Amount
Purchase Price/Consideration	$555,000.00
Any New Mortgage	$444,000.00
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	$8325	$
State Transfer Tax	$1387.50	$
County Transfer Tax	$5330	$
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	Var. LOG
	13-11-3442-008				[ ] (5)

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

Location/Address of Property Being Conveyed (2)
2014 Mount Royal Terrace, Baltimore, MD 21217

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

Residential [X] or Non-Residential [ ]	Fee Simple [X] or Ground Rent [ ]	Amount: $N/A
Partial Conveyance? [ ] Yes [X] No	Description/Amt. of SqFt/Acreage Transferred:	N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Mirella Vaglio	Andrew David Stynchula
Patrick Jerald Redmond	
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)
Andrew David Stynchula	Pamela Williamson, Trustee

New Owner's (Grantee) Mailing Address
2014 Mount Royal Terrace, Baltimore, MD 21217

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	Truist Bank

10 Contact/Mail Information

Instrument Submitted By or Contact Person: Post Closing
Firm: Community Title Network, LLC
Address: 1500 Whetstone Way Baltimore, MD 21230
Phone: (410) 401-3500

[ ] Return to Contact Person
[ ] Hold for Pickup
[X] 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 transfer include personal property? If yes, identify: _____
[ ] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy

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

REMARKS:

CTNBA1071