BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 28744 p.143 MSA_CE_164_37901. Date available 2/6/2026. Printed 11/20/2026.



**Maryland Title Works Unlimited, Inc.**
File No. **2024-139**
Tax ID# **1408-0321 049**

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
1-23-26 26004294 $1,530.00
Date Transaction # Amount
Stephanie Gist
Authorized Signature

1083

This Deed, made this **15th** day of **August, 2025,** by and between Little Haiti 1, LLC, a Maryland Limited Liability Company, party of the first part, GRANTOR; and Daniel Jalen Johnson, party of the second part, GRANTEE.

## - Witnesseth -

That in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($175,000.00), 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 Daniel Jalen Johnson, his 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:

See Exhibit "A" for property description, attached hereto and made a part hereof.

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 Daniel Jalen Johnson, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it warrant specially the property hereby granted; and that it 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
1-21-26
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
1-23-26 448634 $2,295.00
Date Cash Slip # Amount
Stephanie Gist
Authorized Signature

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## EXHIBIT "A"

Property Description:

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 northeast side of Division Street at the distance of 192 feet and 6 inches southeasterly from the corner formed by the intersection of the northeast side of Division Street and the southeast side of Presstman Street and running thence southeastwardly binding on the northeast side of Division Street 14 feet, the northwestwardly parallel with Presstmen Street 93 feet 9 inches to the southwest side an alley 10 feet wide thence northwestwardly binding on the southwest side of said alley with the use thereof and of a 3 foot alley connecting therewith in common with others 14 feet thence southwestwardly parallel with Presstman Street 93 feet 9 inches to the of beginning.

Being the same lot of ground which by deed dated June 8, 2018 and recorded November 16, 2017 among the Land Records of Baltimore City, Maryland in Liber MB 20322 folio 380 was granted and conveyed by One House At A Time, Inc, Court appointed receiver unto Little Haiti 1, LLC.

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

Little Haiti 1, LLC, a Maryland Limited Liability Company

_____(SEAL)
By: Christopher Powell

STATE OF MARYLAND
COUNTY OF HOWARD (or City of Baltimore)

On this 15 day of Aug., 2025, before me, the undersigned officer, personally appeared Christopher Powell, Sole Member of Little Haiti 1, LLC, a Limited Liability Company, and that he/she/they, as such Sole 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 Sole Member.

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

_____
Signature of notary public

Laura Burd
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
MY COMMISSION EXPIRES 03/04/2026

Notary Public
My Commission Expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by a party to the within instrument.

_____(SEAL)
Daniel Jalen Johnson, grantee

AFTER RECORDING, PLEASE RETURN TO:
**Maryland Title Works Unlimited, Inc.**
**10304A Baltimore National Pike**
**Ellicott City, MD 21042**

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**MARYLAND FORM WH-AR**

# Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

**2025**

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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 Little Haiti 1, LLC

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

321

1911 Division Street, Baltimore, MD 21217

**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

Little Haiti 1, LLC
Name of Entity

By

Christopher Powell 8/15/25
Name **Date

Sole 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.

12/23

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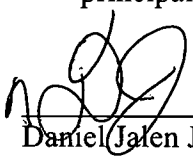
# AFFIDAVIT OF GRANTEE AS FIRST-TIME MARYLAND HOME BUYER

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 1911 Division Street, Baltimore, MD 21217.

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.



Daniel Jalen Johnson

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:

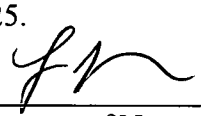
1. The undersigned is Grantee of residentially improved real property located at 1911 Division Street, Baltimore, MD 21217.

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.

Daniel Jalen Johnson

STATE OF MARYLAND
COUNTY OF ~~HOWARD~~ BALT CITY, to wit:

Sworn to and subscribed before me by Daniel Jalen Johnson on this 15 day of AUG, 2025.



Signature of Notary Public (SEAL)

Laura Burd
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
MY COMMISSION EXPIRES 03 04 2026

My Commission Expires:

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# CITY OF BALTIMORE, MARYLAND
# CERTIFICATION OF OWNER-OCCUPIED STATUS

State of Maryland
City of Baltimore

I, Daniel Jalen Johnson, do hereby certify and affirm under the penalties of perjury that I have purchased property in the City of Baltimore, Maryland, known as 1911 Division Street, Baltimore, MD 21217 and that I will occupy that property as my principal residence for at least 7 of the 12 months immediately following this conveyance.

Daniel Jalen Johnson

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# OWNER OCCUPANCY AFFIDAVIT

Daniel Jalen Johnson, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

_____

_____(SEAL)
Daniel Jalen Johnson

STATE OF MARYLAND
COUNTY OF ~~HOWARD~~ BALT CITY, to wit:

I hereby certify that on the 15 day of AUG, 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Daniel Jalen Johnson, 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

Laura Burd
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
MY COMMISSION EXPIRES 03/04/2026

My Commission Expires:

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3059

321 RD

Name : LITTLE HAITI 1 LLC/DANIEL JALEN JOHNSON
Ref : 1911 DIVISION STREET
Deed (w/ Taxes) Recording ST Fee Amount : $20.00
NR Tax - Ind : $0.00
Deed State Transfer Tax : $437.50
Deed (w Taxes) Surcharge : $40.00
Total Amount : $497.50
Transaction Amount : $557.50
02/04/2026 03:40:33 PM - 277
020428240300100B
BALT-24-CLILR