

Tax Account # 27-03-5627-048 & 047

Case # 7209MD

DEED

THIS DEED made this 31st day of March, 2005, by and between Estate of Walter R. White Jr. Estate #69891, surviving tenat by the entirety of Estella R. White, who departed this life on or about June 23, 2004, by Howard E. White, Personal Representative, Grantor(s), and Stuart A. Ronaldson, As Sole owner Grantee(s).

WITNESSETH, in consideration of the sum of one dollar and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the Grantor(s) hereby grant(s) and convey(s) to the Grantee(s), his/her/their heirs, personal representatives, successors and assigns, in fee simple, all that lot or parcel of ground situate, lying and being in Baltimore City County, in the State of Maryland, namely:

Parcel I-6212 Burgess Ave. and Parcel-II-6214 Burgess Ave. Beginning, Lots #44 and 45 as shown on a plat filed with an agreement between Alexander Slayman Jr., et al and Walter P. Meyers and wife dated September 22, 1928 and recorded among the Land Records of Baltimore City in Liber S.C.I. 5068, folio 259.

THE GRANTOR(S) declare(s) and affirm(s) under the penalty of perjury that the consideration paid or to be paid for this conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee(s) is \$165,000.00.

BEING the same property which by deed, recorded among the Land Records of the aforesaid County/City in Liber 1956 at Folio 126, was granted and conveyed to the within Grantor(s).

SUBJECT to all easements, covenants and restrictions of record.

TOGETHER with the buildings and improvements thereon erected, made or being and all the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anyway appertaining.

TO HAVE AND TO HOLD the above described lot or parcel of ground unto and to the proper use and benefit of the Grantee(s), his/her/their heirs, personal representatives, successors and assigns, in fee simple, Stuart A. Ronaldson, As Sole owner.

THE GRANTOR(S) covenant(s) that he/she/they has/have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed, other than matters of public record, and will warrant specially the title to the property hereby conveyed and execute such further assurances of the same as may be requisite.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Deed on the day and year first herein written.

Estate of Walter R. White, Estate \$69891

BY Howard E. White, P.R.  
Howard E. White, Personal Representative

STATE OF MARYLAND  
COUNTY OF Anne Arundel

I hereby certify that on this 3/31/2005, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Howard E. White, known to me or satisfactorily proven to be the person(s) whose signature(s) appears above, and he/she/they has/have signed this Deed in my presence and acknowledged that this Deed is his/her/their free and voluntary act made for the purposes set forth therein.

GIVEN under my hand and seal this 31st day of March, 2005.

Kevin J. Lally  
Notary Public

KEVIN J. LALLY  
NOTARY PUBLIC  
ANNE ARUNDEL CO. MARYLAND  
MY COMMISSION EXPIRES: 12-1-2007

Pursuant to Section 3-104 of the Real Property Article of the Annotated Code of Maryland, it is certified that this Deed has been prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

Dorothy M. Eason

CITY OF BALTIMORE, MARYLAND		
Bureau of Treasury Management, Transfer Tax Division		
Transfer Tax Paid		
11/15/05	125928	\$ 2475.00
Date	Cash Slip #	Amount
Authorized Signature		

ALL TAXES FOR WHICH ASSESSMENTS HAVE BEEN RECEIVED HAVE BEEN PAID AS OF THIS DATE  
11/15/05  
DIRECTOR OF FINANCE OF BALTIMORE CITY BY

BALTIMORE CITY CIRCUIT COURT (Land Records) FMC 7270, p. 0637, MSA\_CE164\_16421. Date available 04/10/2006. Printed 05/17/2015.

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

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. 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.

<b>1. Transferor Information</b>	
Name of Transferor Estate of Walter R. White Jr. Estate #69891, by Howard E. White, Personal Representative	

<b>2. Reason for Exemption</b>	
<b>Resident Status</b>	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity under 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
<b>Principal Residence</b>	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121.

**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.**

<b>3a. Individual Transferors</b>	
Estate of Walter R. White Jr. Estate #69891, by Howard E. White, Personal Representative	
 Signature	_____ Signature
<b>3b. Entity Transferors</b>	
Witness/Attest	_____
	By: _____
	_____ Name
	_____ Title

BALTIMORE CITY CIRCUIT COURT (Land Records) FMC 7270, p. 0638, MSA\_CE164\_16421. Date available 04/10/2006. Printed 05/17/2015.

**AFFIDAVIT AS TO TOTAL PAYMENT**

**THE** undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.
2. The amount of total payment for the purpose of the Withholding Law is  
\$   -0-  .

**DATED** this 31st day of March, 2005.

WITNESS:

*Kevin Cally*

TRANSFEROR(S)

*Howard E. White P.R.*  
Estate of Walter R. White Jr. Estate #69891, by  
Howard E. White, Personal Representative

\_\_\_\_\_

\_\_\_\_\_

000046

04/10/2006 09:23:30

6225

①

1650

825

LIBER 7270 PAGE 640

State of Maryland Land Instrument Intake Sheet
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)

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)
Cite or Explain Authority

4 Consideration and Tax Calculations
Table with columns: Consideration Amount, Finance Office Use Only, Transfer and Recordation Tax Consideration

5 Fees
Table with columns: Amount of Fees, Doc. 1, Doc. 2, 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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
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)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name, Firm, Address, Phone

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes/No Will the property being conveyed be the grantee's principal residence?
Yes/No Does transfer include personal property?
Yes/No Was property surveyed?

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

REMARKS:
Distribution: White - Clerk's Office, Canary - SDAT, Pink - Office of Finance, Goldenrod - Preparer, AOC-CC-300 (6/95)

BALTIMORE CITY CIRCUIT COURT (Land Records) FMC 7270, p. 0641, MSA\_CE164\_16421, Date available 04/10/2015

Space Reserved for Circuit Court Clerk Recording Validation

**Addendum**  
**State of Maryland Land Instrument Intake Sheet**  
 **Baltimore City**     **County:** \_\_\_\_\_

*The addendum form should be used when one transaction involves more than two instruments.  
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

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

5  (Continued) <b>Fees</b>	<b>Amount of Fees</b>	<b>Doc. 3</b>	<b>Doc. 4</b>	<b>Doc. 5</b>	<b>Doc. 6</b>
	Recording Charge	\$ 20.-	\$	\$	\$
	Surcharge	\$ 20.-	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
7  (Continued) <b>Transferred From</b>	<b>Doc. 3 - Grantor(s) Name(s)</b>		<b>Doc. 4 - Grantor(s) Name(s)</b>		
	Stuart Ronaldson				
	<b>Doc. 5 - Grantor(s) Name(s)</b>		<b>Doc. 6 - Grantor(s) Name(s)</b>		
	<b>Doc. 3 - Owner(s) of Record, if Different from Grantor(s)</b>		<b>Doc. 4 - Owner(s) of Record, if Different from Grantor(s)</b>		
	Michael E Metcher				
	<b>Doc. 5 - Owner(s) of Record, if Different from Grantor(s)</b>		<b>Doc. 6 - Owner(s) of Record, if Different from Grantor(s)</b>		
8  (Continued) <b>Transferred To</b>	<b>Doc. 3 - Grantee(s) Name(s)</b>		<b>Doc. 4 - Grantee(s) Name(s)</b>		
	<b>Doc. 5 - Grantee(s) Name(s)</b>		<b>Doc. 6 - Grantee(s) Name(s)</b>		
	<b>Doc. 3 - Additional Names to be Indexed (Optional)</b>		<b>Doc. 4 - Additional Names to be Indexed (Optional)</b>		
	<b>Doc. 5 - Additional Names to be Indexed (Optional)</b>		<b>Doc. 6 - Additional Names to be Indexed (Optional)</b>		
<b>Special Instructions</b>					
Special Recording Instructions (if any)					

BALTIMORE CITY CIRCUIT COURT (Land Records) FMC 7270, p. 0642, MSA\_CE164\_16421. Date available 04/10/2006. Printed 05/17/2015.