

Tax ID No. 08-02-4165-026
Golden Trust Title & Escrow, LLC
File No. 22-01-130

This Deed of Assignment, made this 24 day of February, 2022,
by and between

Zelleka Getahun, Trustee of the TGZG 401k Trust, Grantor, party of the first part;

and

Imperial Living Logistics LLC, Grantee, party of the second part.

- Witnesseth -

That in consideration of the sum of Twenty-Two Thousand And 00/100 Dollars (\$22,000.00),

and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and assign to the said Grantee, as a corporation.

the 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:

By the execution of this Deed, the party of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Grantee, as a corporation, for all the residue of 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 \$60.00 payable **half-yearly** on the 25th day of May and November in each and every year.

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 will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

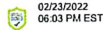
Grantor hereby declares and affirms that the property herein described, in the City of Baltimore, State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

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Witness the hand and seal of the said Grantor.

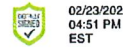
WITNESS:

Pamela Albrando



Witness

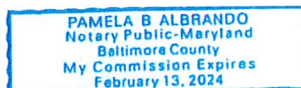
**ZELLEKA GETAHUN, TRUSTEE OF THE TGZG
401K TRUST**

By: *Zelleka Getahun*  {SEAL}

STATE OF MARYLAND, COUNTY OF Baltimore to wit:

I hereby certify that on this 24 day of February, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Zelleka Getahun, Trustee of the TGZG 401k Trust, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed of Assignment to be her 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.



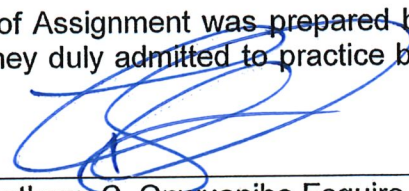
Online Notary Public.

Pamela Albrando

02/23/2022 06:03 PM EST

Notary Public
My commission expires _____

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


Anthony C. Onwuanibe Esquire

AFTER RECORDING, PLEASE RETURN TO:
Golden Trust Title & Escrow, LLC
114 West Mulberry Street
Baltimore, MD 21201

**MARYLAND
FORM
WH-AR**
**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 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 Zelleka Getahun, Trustee of the TGZG 401k Plan

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

1604 Cliftview Avenue 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

Purela Altruda  02/23/2022 06:03 PM
EST

Witness

Zelleka Getahun, Trustee of the TGZG 401k

Name

Zelleka Getahun



****Date**
02/23/2022 04:51
PM EST

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.