

CITY OF BALTIMORE MARYLAND

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

Bureau of Revenue Collections

Recordation Tax Paid

6/13/22 328594 \$ 220.00
 Date Transaction # Amount

A. Cherry
 Authorized Signature

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 in two equal installments on the 1st day of May and November in
 each and every year.

Received have been paid as of this date

3-17-22
 Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND

Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

6/15/22 3286135 \$ 330.00
 Date Transaction # Amount

Amount

Date Transaction # Amount

A. Cherry

Authorized Signature

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

02/23/2022
06:03 PM EST

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

Witness

By:

Zelleka-Getahun

02/23/2022
04:51 PM
EST

{SEAL}

STATE OF MARYLAND, COUNTY OF Baltimore to wit:

I hereby certify that on this 14 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.

PAMELA B ALBRANDO
 Notary Public-Maryland
 Baltimore County
 My Commission Expires
 February 13, 2024

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
 Anthony C. Onwuanibe Esquire

AFTER RECORDING, PLEASE RETURN TO:

Golden Trust Title & Escrow, LLC.
114 West Mulberry Street
Baltimore, MD 21201



CIRCUIT COURT FOR

Baltimore County

, MARYLAND

Located at

100 N. Calvert St

City/County

Balt. MD 21202

Court Address

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)

1. I, *Zelleka Getahun*, am over eighteen years of age and competent to testify.
Name
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an "electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document."
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

2/23/22

Date

Zelleka Getahun

02/23/2022

04:51 PM EST

Signature of Affiant

Printed Name of Affiant

Exhibit A

BEGINNING FOR THE SAME thereof on the north side of Cliftview Avenue at the distance of 52 feet 10 inches easterly from a bend in said avenue which bend is located at the distance of 223 feet 7 ¼ inches southeasterly from the corner formed by the intersection of the northeast side of Cliftview Avenue and the southeast side of Harford Avenue making a total distance from the southeast side of Harford Avenue as measured along Cliftview Avenue 276 feet 5 ¼ inches and at the center of a partition wall there situate and running thence easterly binding on the north side of Cliftview Avenue 13 feet thence northerly 75 feet to the south side of a 10 foot alley thence westerly binding on the south side of said alley with the use thereof in common 13 feet and thence southerly 75 feet to the place of beginning.

The improvements thereon being known as **No. 1604 Cliftview Avenue, Baltimore, MD 21213.**

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4165

**MARYLAND
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2022

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 Trust

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*Pamela Albrand*

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

ZELLEKA GETAHUN, TRUSTEE OF THE TGZG 401K TRUST

Name of Entity

Zelleka Getahun

By

*Zelleka Getahun***2/22/22**

Name

**Date

Trustee

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.

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LR - Assignment Wax 20.00
Rec Fee
Name: Zejleka
Getahun/Imperial
Living Logistic
Ref: 1604 Clifftview
Avenue
LR - Assignment
Surcharge 40.00
LR - State Transfer
Tax 110.00
Subtotal: 170.00
Total: 170.00
07/28/2022 02:27
CC24-JW
#16462741 CC0801 -
Baltimore City
Michele11/CC08.01.02 -
Register 02