

After Recording Return to:  
New World Title Company, LLC  
1407 York Road, Suite 304  
Lutherville, MD 21093  
File No.: 242727

# DEED

**THIS DEED**, made this 19<sup>th</sup> day of April, 2024, by and between **PHIL-CO, LLC**, a Maryland limited liability company, party of the first part, and **MOSES MUSOKE**, party of the second part;

**WITNESSETH**, that in consideration of **TWO HUNDRED EIGHTY EIGHT THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$288,400.00)**, the said party of the first part does grant and convey unto **MOSES MUSOKE**, party of the second part, as sole owner, his personal representatives and/or assigns, in fee simple, all that piece or parcel of land situate, lying and being in Baltimore City, State of Maryland, described as **28 South Calhoun Street** and more particularly described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

**BEING** the same lot of ground which by Deed dated August 22, 2003 and recorded among the Land Records of Baltimore City, Maryland in Liber 4219, folio 257 was granted and conveyed from Philip M. Hildebrandt, Jr. unto **PHIL-CO, LLC**, a Maryland limited liability company, the within named grantor.

**Tax Account No: 19-13-0231-036**

**TOGETHER** with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the said described lot of ground and premises to the said party of the second part, as sole owner, his personal representatives and/or assigns, in fee simple forever.

**AND** the said party of the first part 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 conveyed; and that it will execute such further assurances of said land as may be requisite.

Witness the hand and seal of the said party of the first part.

WITNESS:

PHIL-CO, LLC, a Maryland limited liability company

Sarah D. Whitby  
Witness Sarah D. Whitby

[Signature] {SEAL}  
By: Philip M Hildebrandt, Jr., Authorized Signer

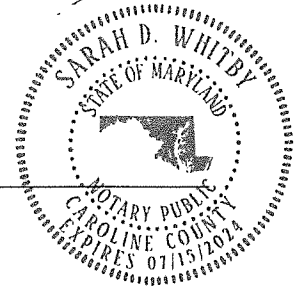
STATE OF MARYLAND, COUNTY OF Caroline, to wit:

On this 19<sup>th</sup> day of April, 2024, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Philip M Hildebrandt, Jr.**, who acknowledged himself to be the Authorized Signer of the Grantor limited liability company, and that as such officer being authorized to do so, executed the foregoing Deed for the purposes therein contained, giving oath under penalties of perjury that the consideration recited herein is correct.

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

My commission Expires: 7/15/24

Sarah D. Whitby  
Notary Public



This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]  
Bryan R. Wachs, Esq.

**EXHIBIT "A"**

**28 South Calhoun Street, Baltimore, Maryland 21223**  
**Baltimore City Property Tax ID: 19-13-0231-036**

**BEGINNING for the same at a point on the west side of South Calhoun Street at the distance of ninety-nine feet northerly from the northwest corner of West Lombard Street and South Calhoun Street which place of beginning is at the corner formed by the intersection of the west side of South Calhoun Street with the north side of an alley six feet wide, left open by John S. O'Donnell et al., for the use and benefit of lots binding thereon; thence running northerly binding on the west side of South-Calhoun Street thirty-eight feet to an alley ten feet wide; thence westerly binding on the south side of said alley one hundred feet; thence southerly parallel with South Calhoun Street thirty-eight feet to the north side of the aforesaid six foot alley; thence easterly binding on the north side of said six foot alley one-hundred feet to the place of beginning.**

**Containing thirty-eight hundred square feet of land. Thereon being known as 28 South Calhoun Street, Baltimore, Maryland 21223.**

**MARYLAND  
FORM  
WH-AR**

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

**2024**

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** PHIL-CO, LLC, a Maryland limited liability company

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

28 S. Calhoun Street, Baltimore, MD 21223

**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

Signature / Date

**3b. Entity Transferors**

Witness/Attest

PHIL-CO, LLC, a Maryland limited liability company  
Name of Entity

Signature / Date

Philip M Hildebrandt, Jr., Authorized Signer  
Name

Authorized Signer  
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.

**Affidavit-Occupancy  
Baltimore City**

State of Maryland )

) to wit:

Baltimore City )

**MOSES MUSOKE**, party of the second part in the within deed, hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved and that he/she will use the property as his/her principal residence and occupy the property for at least 7 months of the 12-month period immediately following the conveyance.

**MOSES MUSOKE**



By:

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

**STATE OF MARYLAND, COUNTY OF** Baltimore, to wit:

On this 12 day of April, 2024 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **of MOSES MUSOKE** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My commission Expires: 8.23.26

Notary Public

