

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$15.00
04-14-2025 AT

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$19.50
04-14-2025 AT

Old Line Title Company, Inc.
Tax ID No. 20082109 061
File No. OLTC24-0088

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$6.50
TOTAL \$66.50
XAC CC
Apr 21, 2025 11:32 am

This Deed, made this 2nd day of April, 2025 by and between

TURF LLC, a Maryland Limited Liability Company, Grantor
and

Zulima, LLC, a Maryland Limited Liability Company, Grantee.

- **Witnesseth** -

That for and in consideration of the sum of ONE THOUSAND THREE HUNDRED AND 00/100 Dollars (\$1,300.00),

and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor do grant and assign to the said Grantee,

in FEE SIMPLE

All that lot of ground situate in the County of Baltimore City, State of Maryland, and described as follows, that is to say:

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

By the execution of this Deed, the Grantor 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 set forth above.

BEING one of the lots which, by lease dated November 9, 1960, and recorded November 28, 1960, among the Land Records of Baltimore City Maryland, in Liber 983, folio 438, was demised and leased at and for the annual rent of \$78.00 payable in semi annual installments on the 9th days of May and November in each and every year

Together with the improvements thereupon and the rights and appurtenances thereto belonging or appertaining.

To Have and To Hold the above granted property and particularly the aforesaid rent payable out of said lot and the reversion thereto, unto the Grantee,

forever in FEE SIMPLE;

to the end and intent that said annual ground rent and the reversion thereto may be forever merged and extinguished, the Grantee herein being the owner of the leasehold interest in the said lot and property.

to the end and intent that said annual ground rent and the reversion thereto may be forever merged and extinguished, the Grantee herein being the owner of the leasehold interest in the said lot and property.

And the said Grantor hereby covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances as may be requisite.

Witness the hand and seal of the said Grantor.

WITNESS:

Marguita Louise Guzman
WITNESS

TURF LLC, a Maryland Limited Liability Company

By: Marshall Rief (SEAL)
Marshall Rief, Vice President

STATE OF Maryland

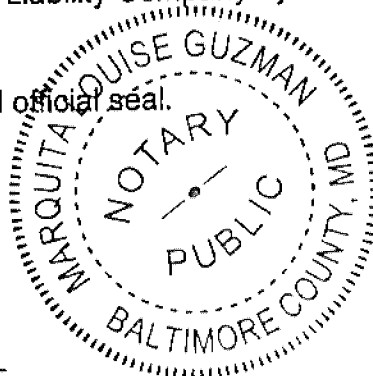
COUNTY OF Baltimore

On this 2nd day of April, 2025, before me, the undersigned officer, personally appeared Marshall Rief, Vice President of TRUF, LLC, a Limited Liability Company, and that he/she/they, as such Vice President, 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 Vice President.

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

Marguita Louise Guzman
Signature of notary public

Notary Public
My Commission Expires: 11-27-27



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

Brett M. Dieck (SEAL)
Brett M. Dieck, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Old Line Title Company, Inc.
8 South Main Street
Mount Airy, MD 21771

EXHIBIT "A"

Property Description: Being the same on the southeast side of Christian Street at a point distant 115 feet 6 inches southwesterly from the corner formed by the intersection of the southwest side of Catherine Street and the southeast side of Christian Street and running thence southwesterly of the southeast side of Christian Street 11 feet 7 inches and running thence southeasterly and parallel with Catherine Street 62 feet to the southeast side of an alley 10 feet wide and running thence northeasterly, parallel with Christian Street and binding on said side of said alley with the use thereof in common, 11 feet 7 inches and running thence northwesterly and parallel with Catherine Street 62 feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 2405 Christian Street, Baltimore, Maryland



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5122 FAX (410) 332-0216

INTAKE SHEET

Instructions: Complete this form and affix it to the front of each and every deed that is being submitted for processing.

Document Detail:

Taxable Conveyance Consideration \$1,300.00

Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason _____

Include "No Consideration" Affidavit if applicable

Grantor(s) Turf, LLC

Grantee (s) Zulima, LLC

Single Property ☒ Multiple Properties _____

(If you check multiple properties, include the first property on this page and all others should be entered on an attached addendum. We do not verify legal descriptions.)

Property Address: 2405 Christian Street W/S/B/L 20082109 061

Fee Simple ☒ Leasehold _____ Amount _____

Multiple Deed Transfer Yes _____ No ☒

Refinance Yes _____ No ☒ Refinance Affidavit Included? Yes _____ No ☒

Amount of New Loan \$0.00 Amount of Existing Loan \$ _____

Eligible for OOC? Yes _____ No ☒ Principal Residence Affidavit Included? Yes _____ No ☒

HUD 1 Enclosed? Yes _____ No ☒ N/A

New Owner's Mailing Address: 5000 Thayer Center, St C, Oakland, MD 21550

(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment 1950 Recordation Tax Payment 1500

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

****Important Notice & Affidavit:** If a deed is conveying multiple properties, for example a condominium and a parking space or a property and a "descriptive" lot; then the properties must be clearly identified in the deed and on the intake sheet. In addition, if the properties have their own unique parcel number (block and lot), a lien sheet must be obtained for each and every parcel number. By law, all liens must be satisfied prior to transfer. If a deed has been recorded and subsequently it is found that a parcel was erroneously omitted because it was not clearly identified and/or a lien sheet was not obtained, the undersigned responsible party will be responsible to obtain a lien sheet for each and every omitted property and paying any and all liens/taxes that may be due. Responsible party (i.e. Title Company, attorney, or whoever handled the settlement) must obtain a lien sheet and pay all open liens.

**** I have read and understand the policies regarding the transfer of multiple properties mentioned above.** ☒ (Initials)

Submitter Info:

Name: Tina Marie Dieck

Firm: Old Line Title Company, Inc.

Address: 8 South Main Street, Mount Airy, MD 21771

Phone #: (410) 313-8005

E-mail: tina.dieck@oltc.biz