

Golden Trust Title & Escrow, LLC
File No. 24-07-25
Tax ID # 16-21-2484B-019

This Assignment, made this 3rd day of September, 2024, by and between
Omari Taylor Incorporated, GRANTOR, and **BWI Auto of Georgia LLC**, GRANTEE.

Witnesseth —

That in consideration of the sum of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and assign to the said Grantee, as sole owner, 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:

See Attached Exhibit A

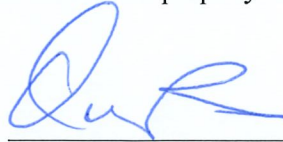
By the execution of this Assignment, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

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 sole owner, 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 \$108.00 payable half-yearly on the 21st days of January and July in each and every year.

And the Grantor 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.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.



(SEAL)

Omari Taylor Incorporated.

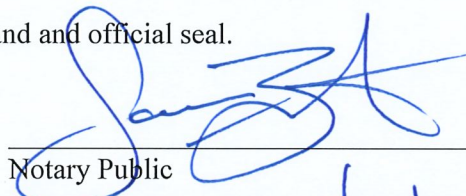
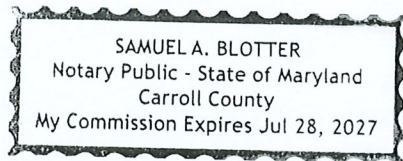
STATE OF MARYLAND

} ss

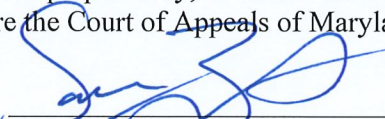
CITY OF BALTIMORE

I hereby certify that on this 3rd day of September, 2024 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Omari Taylor, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

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


Notary Public
My Commission Expires: 7/28/2027

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 Court of Appeals of Maryland.


Samuel A Blotter, Esq

AFTER RECORDING, PLEASE RETURN TO:
Golden Trust Title & Escrow, LLC
114 West Mulberry Street
Baltimore, MD 21202

Exhibit A

BEGINNING for the same on the north side of Edmondson Avenue at the distance of one hundred fourteen feet easterly from the northeast corner of Edmondson Avenue and Longwood Street, said point of beginning being at the center line of partition wall there erected and running thence easterly binding on the north side of Edmondson Avenue twenty feet to the center line of another partition wall there erected; thence northerly through the center of said last mentioned partition wall ninety-five feet to the center of an alley ten feet wide there situate, thence westerly along the center of said alley with the use thereof in common with others twenty feet and thence southerly through the center of the first mentioned partition wall ninety-five feet to the place of beginning.

These improvements thereon being known as No. 2938 Edmondson Avenue, Baltimore, MD 21223.

Tax ID: # 16-21-2482B-019

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 Omari Taylor Incorporated.

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

2938 Edmondson Avenue, Baltimore, MD 21201

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

**Date

Signature

3b. Entity Transferors

Witness/Attest

OMARI TAYLOR INCORPORATED.

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.