

Abode Settlement Group, LLC
File No. 23-10729
Tax ID # 14-13-0340-002

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

9-9-24 1300 \$ 300.00
Date Transaction # Amount


Authorized Signature

This Deed, made effective this 16th day of May, 2024 by and between LOYACA LLC, a Maryland Limited Liability Company, GRANTOR, and 700 LINWOOD LLC, a Maryland Limited Liability Company, GRANTEE.

Witnesseth –

That in consideration of the sum of Thirty Thousand and 00/100 Dollars (\$30,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

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

Being known and designated as Lot 2, Block 340, Section 13, Ward 14, in the City of Baltimore, Maryland and as more particularly described in a location drawing dated May 30, 2007 by J.S. Dallas, Inc. Surveying and Engineering.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 1702 McCulloh Street, Baltimore, Maryland - 21217

BEING the fee simple property which, by Deed dated January 10, 2022, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 24589, Folio 94, was granted and conveyed by MCK BAPAZ Capital LLC unto Loyaca LLC.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division

9-9-24 426688 \$ 450.00
Date Cash Slip # Amount

Authorized Signature

All taxes for which assessments have been
Received have been paid as of this date

5/16/24
Director of Finance of Baltimore City By


To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said 700 LINWOOD LLC, a Maryland Limited Liability Company, in fee simple.

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.

SIGNATURES ON THE FOLLOWING PAGE

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

LOYACA LLC, A MARYLAND LIMITED
LIABILITY COMPANY

Kimball
Witness

By: [Signature] (SEAL)
Fernando V. Plastino, Managing Member

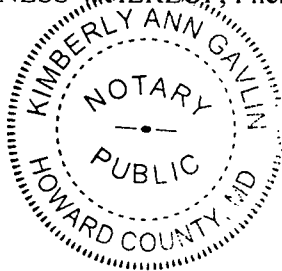
[Corporate Seal]

STATE OF MARYLAND
CITY OF BALTIMORE

} ss

I hereby certify that on this 15th day of December, 2023, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Fernando V. Plastino, Managing Member of **LOYACA LLC, a Maryland Limited Liability Company**, 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 limited liability company, by himself 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 limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Kimball
Notary Public

My Commission Expires: 7/21/27

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.

[Signature]
Ned. W. Livornese, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042

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 LOYACA LLC, a Maryland limited liability company

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

1702 McCulloh Street, Baltimore, MD 21217

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

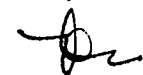
Witness

Name

**Date

Signature

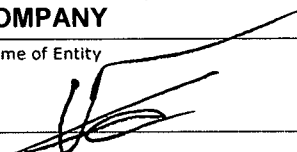
3b. Entity Transferors



Witness/Attest

LOYACA LLC, A MARYLAND LIMITED LIABILITY COMPANY

Name of Entity

By 

Name

Ferenando V. Plastino

Name

2/8/24

**Date

Managing Member

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.

5009

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LR - Deed (w Taxes)
 Recording only \$120.00
 Name: LDYACA LLC/700
 LINWOOD LLC
 Ref: 1702 MCCULLOH ST
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 150.00
 SubTotal: 210.00
 Total: 210.00
 09/10/2024 12:54
 C008-CHK
 #18395126 C00801 -
 Baltimore City
 Mitchell/C008.01.05 -
 Register 05

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 20
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