

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$1,000.00
10-17-2022 TS

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$500.00
TOTAL \$560.00
MB LH
Oct 18, 2022 02:05 pm

AFTER RECORDING, PLEASE RETURN TO:

Masters Title & Escrow
3600 O'Donnell Street #240
Baltimore, MD 21224
File No. M22-13652-TG
Tax ID # 14-05-0299-011

All taxes for which assessments
have been Received have been
Paid as of 10-17-2022 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$1,500.00
10-17-2022 TS

This Deed, made this 29 day of July, 2022, by and between **Alvin Smith**,
GRANTOR, and **1321 W North LLC**, a Maryland limited liability company, GRANTEE.

Witnesseth –

That in consideration of the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00), 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, as sole owner, 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:

BEGINNING FOR THE SAME on the South side of North Avenue, 141' Westerly from the Southwest corner of or intersection of North Avenue and Druid Hill Avenue and which beginning is also at the center of the partition wall there erected, and running thence Westerly binding on the South side of North Avenue 14' to the center of the partition wall there erected, thence Southerly at right angles with North Avenue and passing through the center of the last mentioned partition wall 85', more or less, to the South side of an alley 10' wide laid out parallel with North Avenue and to be forever kept open for common use; thence Easterly binding on said alley 14', and thence Northerly by a straight line passing through the center of the first mentioned partition wall 85' more or less, to the place of beginning. The improvements thereon being known as 1321 West North Avenue.

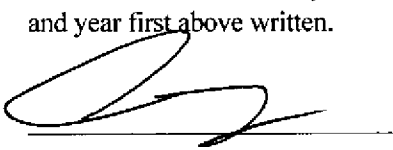
BEING the same property conveyed to Alvin Smith from Mayor and City Council of Baltimore, a body corporate and politic and a political subdivision of the State of Maryland, by Deed dated April 25, 2005, and recorded on June 6, 2005, in Liber 6548, Folio 1161.

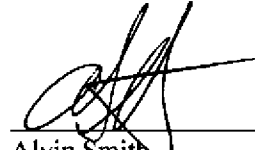
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

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 1321 W North LLC, a Maryland limited liability company, as sole owner, in fee simple.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he 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.

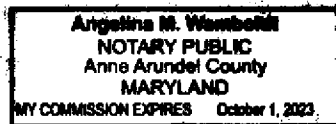


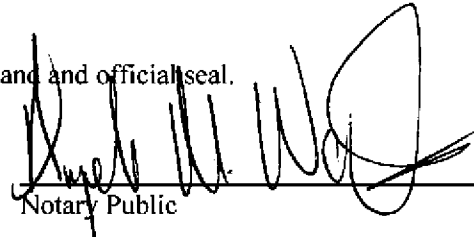
 (SEAL)
Alvin Smith

STATE OF Maryland } ss
COUNTY OF Baltimore City }

I hereby certify that on this 29 day of July, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alvin Smith, 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 to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

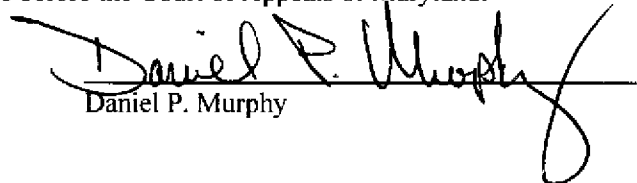
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My Commission Expires: _____

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.


Daniel P. Murphy

AFTER RECORDING, PLEASE RETURN TO:
Masters Title & Escrow
3600 O'Donnell Street #240
Baltimore, MD 21224

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 Alvin Smith

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

1321 W. North Avenue, 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

Alvin Smith

Name

7-29-22
7/29/22 AS
**Date

Signature

3b. Entity Transferors

Witness/Attest

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.



BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5139 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 100,000.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

Exempt Conveyance Reason _____
Include "No Consideration" Affidavit if applicable

Grantor (s) Alvin Smith

Grantee (s) 1321 W North Ave LLC

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

Property Address: 1321 W. North Avenue W/S/B/L 14-05-0299-011

Fee Simple X Leasehold _____ Amount _____

Multiple Deed Transfer Yes _____ No X

Refinance Yes _____ No X Refinance Affidavit Included? Yes _____ No X

Amount of New Loan _____ Amount of Existing Loan _____

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

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 152 Rollins Ave, STE 215, Rockville, MD 20852

Transfer Tax Payment 1,500.00 Recordation Tax Payment 1,000.00

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

Important Notice: ** Effective July 1, 2014 our office will be enforcing new policies & procedures regarding deeds that are conveying multiple properties. 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 & 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, then the responsible party (title company, attorney, or whoever handled the settlement) will have to obtain a lien sheet and pay all open liens.

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

Submitter Info:

Name: Kendall Steffen

Firm: Masters Title & Escrow

Address: 3600 O'Donnell Street #240, Baltimore, MD 21224

Phone #: -

E-mail: investor@masterstitle.com