

AFTER RECORDING, PLEASE RETURN TO:

Clear Title & Escrow Group, LLC, t/a Clear Title Group
106 Old Court Road, Suite 104
Baltimore, MD 21208
(410) 486-5456
File No. 22-1312-BTP

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$1,300.00
10-10-2022 AA

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$650.00
TOTAL \$710.00
MB DB
Oct 11, 2022 02:45 pm

DEED

THIS DEED, made this 18th day of **July, 2022**, by and between **Deals MD LLC**, Grantor, party of the first part; and **1707 N Caroline LLC**, Grantee, party of the second part.

WITNESSETH, that in consideration of the sum of **One Hundred Thirty Thousand And 00/100 Dollars (\$130,000.00)**, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantee, its successors and assigns 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:

**1707 N. Caroline Street—Baltimore, MD 21213
Ward 08 Section 06 Block 1108 Lot 004**

BEGINNING FOR THE SAME on the east side of Caroline Street at the distance of 49 feet northerly from the corner formed by the intersection of the north side of Lanvale Street and the east side of Caroline Street which plat of beginning is designed to be at the center of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the north thence running easterly through the center of said last mentioned partition wall and continuing the same course parallel with Lanvale Street in all 90 feet to the east side of an alley 10 feet wide there situate thence southerly binding on the east side of said alley with the use thereof in common 16 feet to intersect a line drawn easterly from the place of beginning through the center of the partition wall first mentioned in this description of this lot and thence running westerly reversing the line so drawn and binding thereof parallel with Lanvale Street 90 feet to the place of beginning. The improvements thereon being known as No. 1707 N. Caroline Street, Baltimore, Maryland 21213.

BEING that property which, by Deed dated May 23, 2022, and to be recorded among the Land Records of the City of Baltimore, State of Maryland, in Liber No. _____, folio _____, was granted and conveyed by Margaret L. Reed-Evans unto Deals MD LLC, the Grantor herein.

BY THE EXECUTION OF THIS DEED, the party of the first part hereby 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 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, its successors and assigns, in fee simple.

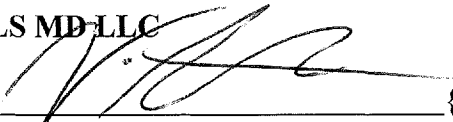
All taxes for which assessments
have been Received have been
Paid as of 10-10-2022 AA
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$1,950.00
10-10-2022 AA

AND the said party of the first part 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.

WITNESS the hand and seal of the said Grantor.

DEALS MD LLC

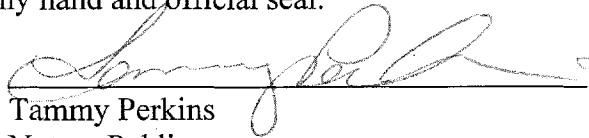
By:  {SEAL}
Victor London, Member

COUNTY OF BALTIMORE, STATE OF MARYLAND:

AND NOW, this 14th day of **July, 2022**, before me, the undersigned Notary Public, appeared **Victor London**, who acknowledged himself to be the **Member** of **Deals MD LLC**, a limited liability company, and he, as such **Member** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in my presence the name of the company by himself as such **Member**.

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

My commission expires: 5/20/2023


Tammy Perkins
Notary Public

Tammy Perkins
Notary Public
Baltimore County, MD.
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.


David A. Rosenberg, Attorney

MARYLAND
FORM
WH-ARCertification 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 Deals MD LLC2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
1707 N. Caroline Street, Baltimore, MD 21213

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

DEALS MD LLC

Name of Entity

By

Victor London

Name

**Date

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.

☒ Baltimore City ☐ County:

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)				Space Reserved for Circuit Court Clerk's Office			
	☒ Deed of Trust	☐ Mortgage Lease	☐ Other _____	☐ Other _____					
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]				
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation State Transfer County Transfer							
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$	130,000.00	Transfer Tax Consideration	\$			
		Any New Mortgage	\$		X () % =	\$			
		Balance of Existing Mortgage	\$		Less Exemption Amount -	\$			
		Other:	\$		Total Transfer Tax =	\$			
		Other:	\$		Recordation Tax Consideration -	\$			
		Full Cash Value:	\$		X () per \$500 =	\$			
					TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:			
		Recording Charge	\$	20.00	\$				
		Surcharge	\$	40.00	\$				
		State Recordation Tax	\$	1,300.00	\$				
		State Transfer Tax	\$	650.00	\$				
		County Transfer Tax	\$	1,950.00	\$				
		Other	\$		\$				
		Other	\$		\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
			08-06-1108-004		0008		☐ (5)		
		Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
								0	
		Location/Address of Property Being Conveyed (2)							
		1707 N. Caroline Street, Baltimore, MD 21213							
		Other Property Identifiers (if applicable)					Water Meter Account No.		
		Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:		N/A	
		Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of SqFt/Acreage Transferred: N/A					
	If Partial Conveyance, List Improvements Conveyed: N/A								
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)				
		Deals MD LLC							
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)				
		1707 N Caroline LLC							
		New Owner's (Grantee) Mailing Address							
		152 Rollins Avenue, Suite 215, Rockville, MD 20852							
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)				
10	Contact/Mail Information	Instrument Submitted By or Contact Person					☒ Return to Contact Person		
		Name: Tammy Perkins File #22-1312-B					☐ Hold for Pickup		
		Firm: Clear Title & Escrow Group, LLC, t/a Clear Title Group					☐ Return Address Provided		
		Address: 106 Old Court Road, Suite 104 Baltimore, MD 21208 Phone: (410) 486-5456							
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
	Assessment Information	☐ Yes ☒ No	Will the property being conveyed be the grantee's principal residence?						
		☐ Yes ☒ No	Does transfer include personal property? If yes, identify: _____						
		☒ Yes ☐ No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only – Do Not Write Below This Line									
Terminal Verification		Agricultural Verification		Whole Part		Tran. Process Verification			
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:			
Year	20	20		Geo.	Map	Sub	Block		
Land				Zoning	Grid	Plat	Lot		
Buildings				Use	Parcel	Section	Occ. Cd.		
Total				Town Cd.	Ex. St.	Ex. Cd.			
REMARKS:									



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 130,000.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

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

Grantor (s) Deals MD LLC

Grantee (s) 1707 N Caroline 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: 1707 N. Caroline Street W/S/B/L 08-06-1108-004

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 Avenue, Suite 215, Rockville, MD 20852

Transfer Tax Payment 1,950.00 Recordation Tax Payment 1,300.00

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.** TP (Initials)

Submitter Info:

Name: Tammy Perkins File #22-1312-B
Firm: Clear Title & Escrow Group, LLC, t/a Clear Title Group
Address: 106 Old Court Road, Suite 104, Baltimore, MD 21208
Phone #: 410-486-5456
E-mail: tammy@cleartitlegroup.net