

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

Abode Settlement Group, LLC

File No. 23-10731

Tax ID # 14-06-0314-033

11-4-24	2406	130.00
Date	Transaction #	Amount


 Authorized Signatory

This Deed, made this effective day of December, 2023, by and between FPBC 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 Twelve Thousand Seven Hundred Thirty-Three and 00/100 Dollars (\$12,733.00), 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:

See Exhibit A Legal Description

BEING the fee simple property which, by Deed dated April 28, 2022, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 25374, Folio 123, was granted and conveyed by Jabari McKinsey unto FPBC LLC, a Maryland Limited Liability Company.

AND BEING the leasehold property which, by Assignment Deed dated June 28, 2018, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 21084, Folio 352, was granted and conveyed by Bank of America N.A. to Jabari McKinsey and in the Deed in Redemption of Ground Rent dated July 10, 2018 recorded in Liber 21084, Folio 352 was granted and conveyed in Fee Simple by Ground Rents, LLC unto Jabari McKinsey.

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.

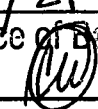
CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division

11-4-24	429207	196.00
Date	Cash Slip #	Amount


 Authorized Signatory

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

5/21/24
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.

FPBC LLC, A MARYLAND LIMITED
LIABILITY COMPANY

Kim Sauler
Witness

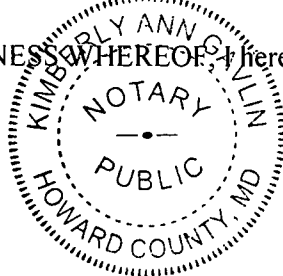
By: [Signature] (SEAL)
Fernando V. Plastino, Managing Member

[Corporate Seal]

STATE OF MARYLAND } ss
CITY OF BALTIMORE

I hereby certify that on this 19th 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 FPBC 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.



Kim Sauler
Notary Public
My Commission Expires: 7/21/23

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

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 27498, p. 0248, MSA_CE164_36655. Date available 12/20/2024. Printed 05/27/2025.

Legal Description Exhibit A

BEGINNING FOR THE SAME AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEAST SIDE OF DIVISION STREET AND THE SOUTHEAST SIDE OF BLOOM STREET AND RUNNING THENCE SOUTHEASTERLY ON THE NORTHEAST SIDE OF DIVISION STREET 14 FEET TO THE CENTER OF THE PARTITION WALL THERE SITUATE; THENCE NORTHEASTERLY THROUGH THE CENTER OF SAID WALL AND CONTINUING THE SAME COURSE PARALLEL WITH BLOOM STREET IN ALL 70 FEET TO THE SOUTHWEST SIDE OF AN ALLEY 5 FEET WIDE; THENCE NORTHWESTERLY ALONG SAID ALLEY, WITH THE USE THEREOF IN COMMON, 14 FEET TO THE SOUTHEAST SIDE OF BLOOM STREET AND THEN SOUTHWESTERLY BINDING THEREON 70 FEET TO THE PLACE OF BEGINNING.

The improvements thereon being known as No 2053 Division Street.
Baltimore, MD

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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 FPBC LLC, a Maryland Limited Liability Company

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

2053 Division 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

FPBC LLC, A MARYLAND LIMITED LIABILITY COMPANY

Name of Entity

By

Fernando V. Plastino

12/19/2023

Name

**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.

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TVB

LR - Deed (w Taxes) 5120.00
 Recording only 5120.00
 Name: FPBC LLC/700
 LINWOOD LLC
 Ref: 2053 DIVISION ST
 LR - Deed (with Taxes) 40.00
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 63.67
 Subtotal: 123.67
 Total: 123.67
 12/18/2024 09:12
 CC08-CHK
 #18590694 CC0801 -
 Baltimore City
 Mithche11/CC08.01.05 -
 Register 05

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 20
 63.67