

Tax ID No. 07-19-1595-074  
 Golden Trust Title & Escrow, LLC  
 File No. 21-10-69

## CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

2/17/22 317500 \$590.00  
 Date Transaction # Amount

Authorized Signature

**This Deed**, made this 2<sup>nd</sup> day of November, 2021, by and between Shivani Investment Co., LLC, party of the first part, Grantor; and Shatia Hill, party of the second part, Grantee.

- **Witnesseth** -

**That for and in consideration** of the sum of Fifty-Nine Thousand And 00/100 Dollars (\$59,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Shatia Hill, 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: SEE EXHIBIT A

See Attached Exhibit A

**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 Shatia Hill, as sole owner, in fee simple.

**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.

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

11/8/21  
 Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND

Bureau of Revenue Collections, Transfer Tax Division

Transfer Tax Paid

2/17/22 379579 \$885.00  
 Date Cash Slip # Amount

Authorized Signature

**As Witness** the hand and seal of said Grantor, the day and year first above written.

WITNESS:

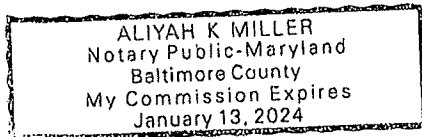
A. Miller

B. P. Patidar - Member (Seal)  
Shivani Investment Co., LLC

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I hereby certify, this 2<sup>nd</sup> day of November, 2021, before me, the undersigned Notary Public, personally appeared Mayank Patidar, who acknowledged himself/herself to be the member of Shivani Investment Co., LLC, the Grantor, a Limited Liability Company, and that as such officer being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing in my presence the name of the Limited Liability Company 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 or 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.



Aliyah K. Miller  
Notary Public  
My commission expires: 01/13/2024

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.

[Signature]  
Anthony C. Onwuanibe, Esquire

AFTER RECORDING, PLEASE RETURN TO:  
**Golden Trust Title & Escrow, LLC**  
**114 West Mulberry Street**  
**Baltimore, MD 21201**

## Exhibit A

BEGINNING FOR THE SAME on the west side of Streeper Street at the distance of 147 feet 9 inches northerly from the northwest corner of Streeper Street and Ashland Avenue and at the center of a partition wall there situate and running thence northerly bounding on Streeper Street 13 feet 3 inches to the center of another partition wall there situate thence westerly through the center of said last mentioned partition wall and continuing the same course in all 63 feet 2 inches to the east side of a 12 foot alley there situate thence southerly bounding on said alley 13 feet 3 inches and thence easterly in a straight line through the center of the partition wall first mentioned in this description 63 feet 2 inches to the place of beginning.

The improvements thereon being known as No. 910 N. Streeper Street, Baltimore, MD 21205

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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**

**2021**

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 Shivani Investment Co., LLC

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

910 N Streeper Street, Baltimore, MD 21205

**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**

A. Miller

Witness/Attest

**SHIVANI INVESTMENT CO., LLC**

Name of Entity

M. Patidar - MEMBER

By

MAYANK PATIDAR 01-2-2021

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.

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1595<sup>RD</sup>

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20 DD  
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BALTIMORE CITY CIRCUIT COURT (Land Records) MB 24330 p.0131 MSA\_CE\_164\_33487. Date available 3/16/2022. Printed 8/14/2026.

LR - Deed (w Taxes) 5120.00  
Recording only 5120.00  
Name: SHIVANI INV CO  
LLC/ SHATIA HILL  
Ref: 910 N STREEPER ST  
LR - Deed (with Taxes) 40.00  
Surcharge  
LR - Deed State 295.00  
Transfer Tax  
LR - NR Tax - 1kd 0.00  
Subtotal: 355.00  
Total: 355.00  
03/02/2022 11:57  
CG24-DB  
#15027295 CG0001 -  
Baltimore City  
Mitche11/CG08.01.04 -  
Register 04