

File No. 22-9599

Tax Account #07-17-1628-052

700 N. Linwood Ave., Baltimore, MD 21205

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$575.00
 TOTAL \$635.00
 MB DJE
 Jun 17, 2022 09:12 am

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$1,150.00
 06-16-2022 ABL

THIS DEED, Made this 18th day of April 2022, by and between BECHIR LOUATI, party of the first part. Grantor; and 700 LINWOOD, LLC, a Maryland Limited Liability Company, party of the second part. Grantee.

WITNESSETH:

THAT for and in consideration of the sum of ONE HUNDRED FOURTEEN THOUSAND DOLLARS (\$114,000.00), due and payable to the Grantor, Bechir Louati, of which ONE THOUSAND DOLLARS (\$1,000.00) is due and payable to original Contract Purchaser, Zahara Holdings, LLC, for the full sum of ONE HUNDRED FIFTEEN THOUSAND DOLLARS (\$115,000.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said party of the second part, its successors and assigns, all that lot of ground situate and lying in Baltimore City, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the corner formed by the intersection of the west side of N. Linwood Avenue and the north side of E. Monument Street and running thence northerly binding on the west side of N. Linwood Avenue fifteen feet to the centre of the partition wall there situate; thence westerly through the centre of said partition wall and continuing the same course in all seventy feet to the east side of a ten foot alley there situate; thence southerly binding on the east side of said alley fifteen feet to the north side of E. Monument Street; and thence easterly binding on the north side of E. Monument Street seventy feet to the place of beginning.

THE improvements thereon being now or formerly known as 700 N. Linwood Avenue, Baltimore, MD 21205.

BEING the same property described in a Deed dated June 22, 2017, and recorded among the Land Records of Baltimore City in Liber 19278, folio 228, from Maury Feechter and Sheila Feechter to Bechir Louati, Sole Owner.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises to the said party of the second part, its successors and assigns, forever, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant specially the property hereby granted and that he/she will execute such further

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$1,725.00
 06-16-2022 ABL

All taxes for which assessments
 have been Received have been
 Paid as of 06-16-2022 ABL
 Director of Finance
 Baltimore City

BR

assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

WITNESS:

Dim Daulew

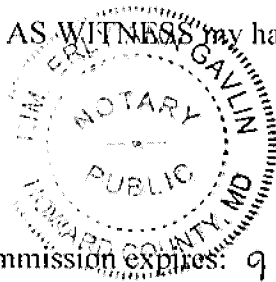
BECHIR LOUATI (SEAL.)

STATE OF MARYLAND,

Howard COUNTY, to wit:

I HEREBY CERTIFY that on this 18th day of April 2022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared BECHIR LOUATI, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.



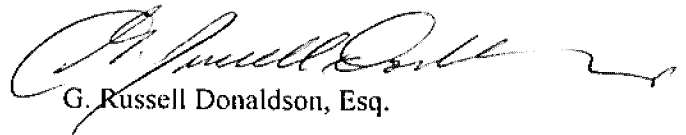
Dim Daulew

Notary Public

My commission expires: 9/21/23

This is to certify that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney.

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.



G. Russell Donaldson, Esq.

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

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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**

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 Bechir Louati

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

Kim Pauley
Witness

Bechir Louati

Name

4/18/22

Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

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 114,000.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

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

Grantor (s) Bechir Louati

Grantee (s) 700 Linwood 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: 700 N Linwood Ave W/S/B/L 07-17-1628-052

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: 2365 Magnolia Dr.#215. North Miami FL 33181

Transfer Tax Payment 1,725.00 Recordation Tax Payment 1,150.00

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. _____ (Initials)**

Submitter Info:

Name: Kimberly Gavlin

Firm: Abode Settlement Group, LLC

Address: 10308B Baltimore National Pike, Ellicott City MD 21042

Phone #: 410-465-9200

E-mail : grace@abodesettlements.com

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 24727, p. 0471, MSA_CE164_33884. Date available 06/21/2022. Printed 05/27/2025.

BOOK: 24727 PAGE: 471

State of Maryland Land Instrument Intake Sheet

☒ 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.)							
		☒ Deed 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				
		Purchase Price/Consideration			Transfer and Recordation Tax Consideration				
		\$ 114,000.00			Transfer Tax Consideration				
		Any New Mortgage			\$				
		Balance of Existing Mortgage			X () % = \$				
		Other:			Less Exemption Amount - \$				
		Other:			Total Transfer Tax = \$				
5	Fees	Amount of Fees			Doc. 1				
		Recording Charge			\$ 20.00				
		Surcharge			\$ 40.00				
		State Recordation Tax			\$ 1,150.00				
		State Transfer Tax			\$ 575.00				
		County Transfer Tax			\$ 1,725.00				
		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		
			07-17-1628-052	19278/228				☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
							19278/228		
		Location/Address of Property Being Conveyed (2)							
		700 N Linwood Ave, Baltimore, MD 21205							
		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					
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)				
		Bechir Louati							
		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)				
		700 Linwood LLC							
		New Owner's (Grantee) Mailing Address							
		2365 Magnolia Dr, Ste. 215, North Miami, FL 33181							
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: RJ Gavin				☐ Hold for Pickup			
		Firm Abode Settlement Group, LLC				☐ Return Address Provided			
		Address: 10308B Baltimore National Pike Ellicott City MD 21042 Phone: (410) 465-9200							
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER							
		Yes ☒ No ☐		Will the property being conveyed be the grantee's principal residence?					
		Yes ☒ No ☐		Does transfer include personal property? If yes, identify: _____					
		X Yes ☐ No ☐		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
Space Reserved for County Validation	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:								

Space Reserved for Circuit Court Clerk Recording Validation