



Daniel J. Hughes
7823 Cedrela Drive
Pasadena, MD 21122

Re: Property: **108 S. Durham Street, Baltimore, MD 21231**
Our File #: **17-13774**

Dear Mr. Hughes:

Enclosed are the documents marked below:

☐ Owner's Title Insurance Policy

☒ Original Deed

We recommend you keep this document in a safe place, as with your other permanent records.

Please feel free to contact us with any questions you may have or if we can be of any further assistance to you.

Sincerely,

POWERHOUSE TITLE GROUP, LLC

Enclosure

2309 Belair Road, Suite 309, Fallston, MD 21047
Phone 443-299-6273 Fax 866-284-4709

www.ptgttitle.com

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

9/26/2017	4999	\$1295. ⁰⁰
Date	Transaction #	Amount

Carol Skelton
Authorized Signature

RETURN TO:

Powerhouse Title Group, LLC

2309 Belair Road, Suite 309
Fallston, MD 21047
17.13774

1 of 2

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

Ruth Ann Gazzaille
Ruth Ann Gazzaille, Esq. - Maryland State Bar No.: 199512120286
7481 Singers Way, Elkridge, Maryland 21075

No: 6767 Order No.: 2219185

Return to: Powerhouse Title Group, LLC, 2309 Belair Road, Suite 309, Fallston, MD 21047

Tax Account No./Parcel Identifier: 02-02-1745-100

DEED OF ASSIGNMENT

Made this 19TH day of SEPTEMBER, 2017, by and between JASMIN SKELTON, SOLE OWNER, party of the first part, and DANIEL J. HUGHES, SOLE OWNER, party of the second part:

WITNESSETH, that in consideration of the sum of One Hundred Twenty-Nine Thousand Five Hundred and 00/100 Dollars (\$129,500.00), receipt of which is hereby acknowledged, and which party of the first part certifies under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the party of the second part in **LEASEHOLD** as all that property situate in the City of Baltimore, State of Maryland, described as:

BEGINNING for the same on the west side of Durham Street at a point one hundred feet more or less, southerly from Lombard Street and running thence southerly along Durham Street eleven feet three inches more or less to a point thence westerly fifty-four feet more or less, to a point thence northerly eleven feet three inches, more or less to a point; thence easterly in a straight line to the point of beginning.

BEING the leasehold property which, by Deed of Assignment dated July 23, 2002, and recorded in the Office of the Circuit Court Clerk of the City of Baltimore, Maryland, in Liber 2760, Folio 22, was granted and conveyed by John David Skelton unto Jasmin Skelton.

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

September 26, 2017
Director of Finance of Baltimore City By caj

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

9/26/2017	306365	\$1942. ⁵⁰
Date	Cash Slip #	Amount

Carol Skelton
Authorized Signature

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid

9/26/2017 4999 \$1295.⁰⁰
Date Transaction # Amount

Carey Skelton
Authorized Signature

RETURN TO:

Powerhouse Title Group, LLC

2309 Belair Road, Suite 309

Fallston, MD 21047

17-13774

1 OF 2

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

Carey Skelton

Ruth Ann Gazaille, Esq. – Maryland State Bar No.: 199512120286
7481 Singers Way, Elkridge, Maryland 21075

No: 6767 Order No.: 22191.85

Return to: Powerhouse Title Group, LLC, 2309 Belair Road, Suite 309, Fallston, MD 21047

Tax Account No./Parcel Identifier: 02-02-1745-100

DEED OF ASSIGNMENT

Made this 19th day of SEPTEMBER, 20 17, by and between JASMIN SKELTON, SOLE OWNER, party of the first part, and DANIEL J. HUGHES, SOLE OWNER, party of the second part:

WITNESSETH, that in consideration of the sum of One Hundred Twenty-Nine Thousand Five Hundred and 00/100 Dollars (\$129,500.00), receipt of which is hereby acknowledged, and which party of the first part certifies under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the party of the second part in **LEASEHOLD** as all that property situate in the City of Baltimore, State of Maryland, described as:

BEGINNING for the same on the west side of Durham Street at a point one hundred feet more or less, southerly from Lombard Street and running thence southerly along Durham Street eleven feet three inches more or less to a point thence westerly fifty-four feet more or less, to a point thence northerly eleven feet three inches, more or less to a point; thence easterly in a straight line to the point of beginning.

BEING the leasehold property which, by Deed of Assignment dated July 23, 2002, and recorded in the Office of the Circuit Court Clerk of the City of Baltimore, Maryland, in Liber 2760, Folio 22, was granted and conveyed by John David Skelton unto Jasmin Skelton.

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

September 26, 2017
Director of Finance of Baltimore City By CW

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

9/26/2017 306365 \$1942.⁵⁰
Date Cash Slip # Amount

Carey Skelton
Authorized Signature

SUBJECT TO the annual ground rent in the amount of \$18.00 payable on the 8th day of May, in each and every year,

which has an address of 108 South Durham Street, Baltimore, MD 21231.

SUBJECT TO covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said described lot of ground and premises to the said party of the second part, their personal representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of annual rent in the amount and terms set above as in leasehold.

AND said party of the first part does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as may be requisite.

mmr IN WITNESS WHEREOF, Grantor has executed and delivered this deed at Baltimore City
County, Maryland on 19th day September, 20 17.

Signed, sealed and delivered
in the presence of: Michelle m2

(signature) (seal)
JASMIN SKELTON

STATE OF Maryland
COUNTY OF Baltimore City to wit:

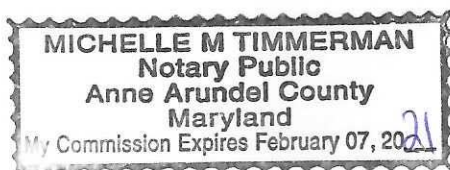
I, a Notary Public in and for the jurisdiction aforesaid do hereby certify that JASMIN SKELTON who is personally well known to me as the person named in the foregoing Deed, bearing date of and hereto annexed, personally appeared before me in said jurisdiction as aforesaid, and by virtue of the authority vested in him/her by said Deed, acknowledged the same to be the act and deed of the grantor therein.

Given under my hand and seal this 19th day September, 20 17.

Michelle m2

Notary Public

My Commission expires: 2/1/21



**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2017

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 Jasmin Skelton

2. Reasons for Exemption

Resident Status

☒
☐

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

Michelle M

Jasmin Skelton

Name

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title