

LIBER 17633 PAGE 164

CITY OF BALTIMORE RECORDATION TAX
EXEMPT DOCUMENT
REVENUE COLLECTIONS
DEPARTMENT OF FINANCE

Salvella Stattermann 11/6/15
Recorder's Office Date

PREPARED BY:
Vashti Bryant
4009 Orchard Avenue
Baltimore, MD 21225

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Vashti Bryant
4009 Orchard Avenue
Baltimore, MD 21225

MAIL TAX STATEMENTS TO:
Vashti Bryant
4009 Orchard Avenue
Baltimore, MD 21225

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 23rd day of April, 20 14, between Steven Springs T6n, a single person, whose address is Virginia Avenue, Baltimore, Maryland 21227 ("Grantor"), and Vashti Bryant, a single person, whose address is 4009 Orchard Avenue, Baltimore, Maryland 21225 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in County, Maryland, described as:

7/32 x 8
Beginning for the same on the Southeast side of Orchard Avenue distant 252.04 feet southwesterly from the intersection of said Southeast side of Orchard Avenue and the Southeast side of 6th Street, thence binding on said Southeast side of Orchard Avenue, South 61 degrees 46 minutes 20 seconds West 50 feet; thence at the right angles to said Orchard Avenue, South 28 degrees 13 minutes 40 seconds East 130 feet to the northwest side of a 15 foot alley there situate; thence binding on the Northwest side of said alley with the use thereof in common, North 61 degrees 46 minutes 20 seconds East 50 feet; thence at right angles to said Orchard Avenue, North 28 degrees 13 minutes 40 seconds West 130 feet to the place of beginning. Being Lots 354 and 355 as laid out on the Plat of Hillcrest recorded among the Land Records of Anne Arundel County in Plat Book GW No. 1, section 3, folio 172, and in Baltimore City in SCL No. 3, folio 172.

Prior instrument reference: General Warranty Deed, Volume/Book 9412, Page 592, Document No. Deed of Trust, of the Recorder of Baltimore City, Maryland, recorded Tuesday, May 8, 2007.

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

11/6/15
Director of Finance of Baltimore City by *[Signature]*

Page 1 of 3

E120037

TRANSFER TAX EXEMPT
Director of Finance
Salvella Stattermann
Authorized Signature

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SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 039

IN WITNESS WHEREOF the Grantor has executed this deed on the 23rd day of April, 2014.

4-23-14
Date

Steven Springs
Steven Springs Von, Grantor

State of Maryland
County/City of Baltimore

On this the 23 day of April, 2014 before me, the undersigned officer, personally appeared Steven Springs known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument and acknowledged that they executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Laura N. Weston
Signature of Notary Public

Laura N. Weston
Printed Name of Notary Public

[Notary Seal] Notary Public
My Commission expires 7/8/16

IN WITNESS WHEREOF the Grantee has executed this deed on the 23rd day of April, 2014.

4/23/2014
Date

Vashti Bryant
Vashti Bryant, Grantee

Certificate of Preparation

I hereby certify that the within instrument was prepared by Vashti Bryant, ☐ Grantor/☒ Grantee, who is a party to this instrument.

Vashti Bryant
Vashti Bryant

State of Maryland
County/City of Baltimore

On this the 23rd day of April, 2014 before me, the undersigned officer, personally appeared Vashti Bryant, known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument and acknowledged that they executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Laura N. Weston
Signature of Notary Public

Laura N. Weston
Printed Name of Notary Public

[Notary Seal] Notary Public
My Commission expires 7/3/16

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	☐ Mortgage	☐ Other _____	☐ Other _____		
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-Length Sale [9]		
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]			
3	Tax Exemptions (if Applicable)	Recordation	Buyers to occupy				
		State Transfer	First Time Maryland Buyers				
Cite or Explain Authority		County Transfer					
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only			
		Purchase Price/Consideration	\$ 209,000	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$	Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$	X () % =	\$		
		Other:	\$	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	
Recording Charge	\$ 20.00			Doc. 2			
Surcharge	\$ 20.00			Agent:			
State Recordation Tax	\$ 1870.00			Tax Bill:			
State Transfer Tax	\$ 522.50			C.B. Credit:			
County Transfer Tax	\$ 3135.00			Ag. Tax/Other:			
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
					25-DL-7133-039	3545/785	
		Subdivision Name	Lot (3a)	Block (3b)	Section/AR (3c)		
		Location/Address of Property Being Conveyed (2)					
		4009 Orchard Ave. Baltimore, MD 21225					
		Other Property Identifiers (if applicable)					
		Water Meter Account No.					
		Residential ☒ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☒ Amount: 96/yr.					
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:					
		7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
Barry V. Showalter							
Linda C. Showalter							
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)			
		Steven Springston					
		Vashh Bryant					
		New Owner's (Grantee) Mailing Address					
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					
		Name: Omni Land Settlement C. McCauley					
		Address: 9603 Deereco Rd. Ste. 300					
		Timonium, MD 21093 Phone: (410) 561-7525					
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER					
		Will the property being conveyed be the grantee's principal residence? ☐ Yes ☒ No					
		Does transfer include personal property? If yes, identify: _____					
		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). ☐ Yes ☒ No					
Assessment Use Only - Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Tran. Process Verification			
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:				
Year: 20	20	Geo. Map	Sub	Block			
Land		Zoning	Plat	Lot			
Buildings		Use	Section	Occ. Cd.			
Total		Town Cd.	Ex. St.	Ex. Cd.			
REMARKS:							

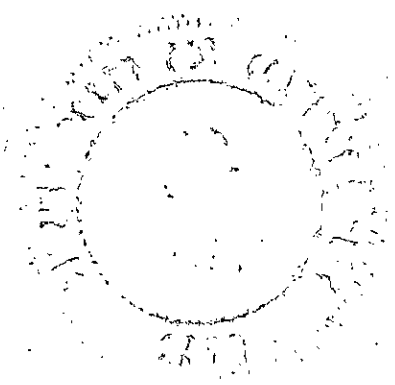
I, Lavinia G. Alexander, Clerk of the Circuit Court
for Baltimore City, hereby certify that this is
a true copy from the record in this court.

Witness the hand and act of the undersigned

this 6 day of July 20 16



Circuit Court for Baltimore City, Maryland



RECEIVED 2025-03-20

2015 NOV -6 AM 11:08

REF ID: A63346

7/32 RB

000060

Chief of the Circuit Court

Prof. Dr. J. L. García

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets.

02

SECRET



CIRCULAR

INP/PO-SURE \$
REINFORC-FE

1950

8-131-1671

11/11/11

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CITY CIRCUIT

1/2

This Assignment, Made this 27 day of April 2007, by and between **Barry V. Showalter and Leona C. Showalter, his wife, residents of the State of Maryland**, parties of the first part, and **Steven Springston and Vashti Bryant**, parties of the second part.

WITNESSETH, That in consideration of the sum of **\$209,000.00** the said parties of the first part do(es) grant and assign to **Steven Springston and Vashti Bryant**, parties of the second part, as **joint tenants with rights of survivorship and not as tenants in common**, and all their personal representatives and assigns the leasehold interest in all that lot of ground situate in **Baltimore City, Maryland** and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property which by Assignment dated November 3, 1977 and recorded November 16, 1977 among the land records of Baltimore City in Liber 3545, Folio 722, which was granted and conveyed by Francis Donald Kempel and Catherine E. Kempel, his wife, unto the Grantor(s) herein stated.

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 parties 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 the annual rent of **\$54.00**, payable half-yearly on the **27th** day of **February** and **August**, in each and every year.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they 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

May 8, 2007
Director of Finance of Baltimore City by

CW

CITY OF BALTIMORE, MARYLAND		
Bureau of Treasury Management, Transfer Tax Division		
Transfer Tax Paid		
Date <u>5/8/2007</u>	Cash Slip # <u>164509</u>	Amount <u>\$3135.00</u>
Authorized Signature <u>Cecil A. Green</u>		

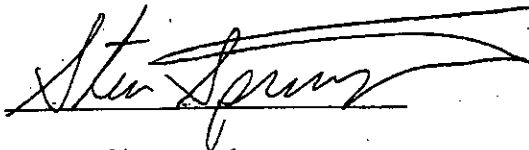
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LIB 17633 MSA 167

September 15, 2015

SEPARATION AFFIDAVIT

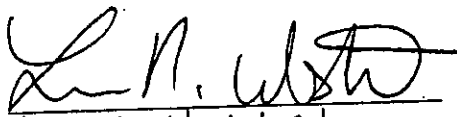
I, Vashti Gwen Bryant, solemnly declare and affirm under the penalties of perjury that Steven Lee Springston, Sr. and I formerly established a domestic partnership that has subsequently been dissolved for six years.



Grantor Signature 1



Grantor Signature 2



Laura N. Weston

Notary Signature

My Commission Expires: 7/8/16

