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NO TITLE SEARCH
 NO TITLE EXAMINATION
 NO CONSIDERATION
 TAX ACCOUNT: 12-06-3623-012A

CITY OF BALTIMORE RECORDATION TAX
 EXEMPT DOCUMENT
 REVENUE COLLECTIONS
 DEPARTMENT OF FINANCE
 Recordation Clerk 2/26/24 Date

DEED

THIS DEED is made this 30th day of August 2023, by Bryan Ranere ("Grantor") unto **Mother Den, LLC**, a Maryland limited liability company ("Grantee").

WHEREAS, Grantor is the owner of the property herein described; and

WHEREAS, Grantor, has created a Maryland limited liability company known as Mother Den, LLC to take title to and manage said property and accordingly herein does transfer said property to the Limited Liability Company; and

WHEREAS, the Grantor herein certifies that (i) this transfer is for no consideration other than the issuance of membership interests in the Limited Liability Company which Limited Liability Company was created by Grantor; (ii) that an entity owned 100% by the Grantor is the only member of the Limited Liability Company and was the sole individual operating the real estate enterprise and therefore the member of the Limited Liability Company is identical to the member of the conveying real estate enterprise; (iii) that the member's allocation of the profits and losses of the Limited Liability Company is identical to the member's allocation of profits and losses of the conveying real estate enterprise; (iv) that this transfer is part of the discontinuation of the real estate enterprise; and (v) that all real property owner by the Grantor and used in the conduct of any real estate enterprise is being conveyed to this single Limited Liability Company owned 100% by a parent limited liability company whose sole member is the Grantor; and

WHEREAS, pursuant to Section 4A-212 of the Maryland Limited Liability Company Act and pursuant to Sections 12-108(bb)(1)(2) and 13-207(a)(18) and 13-405(c) of the Tax-Property Articles of the Maryland Annotated Code, the Grantor is herein transferring all of her right, title and interest in and to the below described property to the Limited Liability Company, and that accordingly this transfer is not subject to recordation taxes or state or county transfer taxes.

NOW THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum ZERO and 00/100 Dollars (\$0.00) and no other consideration other than the issuance of membership interests in the limited liability company and/or parent company, which is also 100% owned by the Grantor and it is the sole member of the Grantee, the receipt of which is **all taxes for which assessments have been Received have been paid as of this date**

1/18/24
 Director of Finance of Baltimore City By

TRANSFER TAX EXEMPT
 Director of Finance
 PER 2/21/24
 Authorized Signature