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File No.: 24-4068CB
 Tax ID No.: 16-13-0112-050
 Address: 615 North Calhoun Street, Baltimore, MD 21217

CITY OF BALTIMORE MARYLAND
 Bureau of Revenue Collections
 Recordation Tax Paid
 4-16-25 25007033 \$175.00
 Date Transaction # Amount
Stephanie Hut
 Authorized Signature

This Deed of Assignment, made this 17th day of March, 2025, from

WAKEFIELD PROPERTIES LLC, a New York Limited Liability Company, Grantor

to

BALTIMORE PHOENIX HOMES LLC, a Maryland Limited Liability Company, Grantee

- Witnesseth -

That in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED AND 00/100 dollars (\$7,500.00), the receipt of which is hereby acknowledged, the Grantor grants and assigns to the Grantee, its successors and assigns, the LEASEHOLD interest in all that property in the City of Baltimore City, State of Maryland, described as follows:

BEGINNING for the same on the east side of Calhoun Street at a point distant one hundred and thirty two feet and two inches north from the northeast corner of Calhoun Street and Edmondson Avenue, which place of beginning is designed to be at the centre of the partition wall of the housed on the lot now being described and the house next adjoining thereto on the south; and running thence northerly bounding on the east side of Calhoun Street eighteen feet and one inch; thence eastwardly parallel with Edmondson Avenue one hundred and fifty six feet ten and one half inches to the west side of Woodyear Alley there laid out for the public use; thence southerly bounding on the west side of Woodyear Alley eighteen feet and one inch, and thence westerly parallel with Edmondson Avenue through the centre of the sald partition wall one hundred and fifty six feet and ten and one half inches in all to the beginning.

The improvements thereupon being known as No. **615 N. Calhoun Street**.

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

4-16-25
 Director of Finance of Baltimore City By

File No.: 24-4068CB

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

4-16-25 437334 \$112.50
 Date Cash Slip # Amount
Stephanie Hut
 Authorized Signature

Leasehold Assignment Deed

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Being the same property which by assignment dated August 25, 2006, and recorded among the Land Records of Baltimore City, Maryland on November 1, 2006, in Liber FMC 8557, in Folio 591, was granted and assigned by Chris A. Basgall unto WAKEFIELD PROPERTIES LLC, a New York Limited Liability Company. Said LLC is not currently registered to do business in Maryland.

By the execution of this Deed, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereon, and the rights, alleys, ways, waters, privileges, appurtenances, and advantages belonging thereto.

To Have and To Hold the said described property and premises to the said Grantee, its successors and assigns, subject to the annual ground rent of \$126.00 payable Semiannually on the 1st days of January and July in each and every year.

And the said Grantor hereby covenants 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.

Witness the hand and seal of the said Grantor.

WITNESS:

WITNESS

WAKEFIELD PROPERTIES LLC, a New York
Limited Liability Company

By:  (SEAL)
Rafael Isaac, Member

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STATE OF Arizona
CITY / COUNTY OF Maricopa

On this 20th day of March, 2025, before me, the undersigned officer, personally appeared **Rafael Isaac**, who acknowledged himself to be the authorized Member of WAKEFIELD PROPERTIES LLC, an active New York Limited Liability Company, a Limited Liability Company, and that he, as such authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Laina Ferris
Signature of notary public

Notary Public
My Commission Expires: 7/28/2028



THIS IS TO CERTIFY that the within Deed of Assignment was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

Dan Harvey

(SEAL)

AFTER RECORDING, PLEASE RETURN TO:



Cotton Duck Title Company
921 West 36th Street
Baltimore, MD 21211
(410) 243-3825

Leasehold Assignment Deed

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AFFIDAVIT OF COMPLIANCE
Tenant Opportunity to Purchase Act
To Be Recorded in The Land Records With The Deed
And Filed With the Commissioner Of The Baltimore City Department Of Housing And Community Development

Single-Family Dwelling Address: 615 North Calhoun Street, Baltimore, MD 21217
 Name of Tenant: _____

The undersigned landlord hereby certifies, under penalties of perjury that this Affidavit affirms compliance with the requirements of Subtitle §6-16 of Housing and Urban Renewal Article 13 of the Baltimore City Code:

[Initial the appropriate statement]

- _____ 1) If the tenant has responded to the Offer of Sale required under Subtitle §6-1, et seq., the affiant makes the following statement:
- (name of tenant), being the tenant of the property known as
615 North Calhoun Street (street address) in Baltimore City, following an Offer of Sale as required by §6-7 of Article 13 of the Baltimore City Code, sent (date of mailing), has failed to enter into a contract to purchase said property in the manner and time provided by Subtitle 6 of Article 13 of the Baltimore City Code.
- [If applicable] Notice pursuant to §6-7 of Article 13 of the Baltimore City Code was subsequently sent to said tenant on (date of mailing), and tenant subsequently failed to contract to purchase said property in lieu of (name of third party) within the period of time provided by said §6-8, that period being seven days;
 OR
- _____ 2) If the tenant has waived right of first refusal, the affiant makes the following statement:
- (name of tenant), being the tenant of the property known as
615 North Calhoun Street (street address) in Baltimore City, following an Offer of Sale as required by §6-7 of Article 13 of the Baltimore City Code, sent (date of mailing), has not entered into a Contract for Sale;
 OR
- _____ 3) The transfer of title to this property is exempt under §6-3 of Article 13 of the Baltimore City;
 OR
- ☒ 4) Article 13 of the Baltimore City Code is not applicable to this transaction for the following reason:
☒ a) The property has not been occupied by any tenant as defined by §6-2 of Article 13 of the Baltimore City Code for at least the past six (6) months; or
 _____ b) The property is owner-occupied; or
 _____ c) This is a no consideration transfer between related entities; or
 _____ d) The Grantee in the attached deed is the tenant
 OR
- _____ 5) The Contract of Sale was executed before the effective date of the statute, April 13, 2024.

☒ March ²⁰~~23~~ 2025
 Date

WAKEFIELD PROPERTIES LLC, A Forfeited New York Limited Liability Company, a New York Limited Liability Company

By: _____
 Rafael Isaac, Sole Surviving Member

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AFFIDAVIT OF COMPLIANCE

Cont.

§6-3 of Article 13 of the Baltimore City Code

The following are exempt from the Act's provisions:

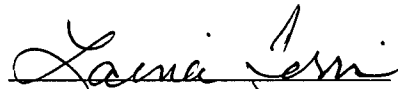
- 1) transfer to a spouse, child or children, parents, siblings or in-laws of the landlord;
- 2) transfers of title by Will or through inheritance under the Estates and Trusts Article of the MD Code;
- 3) a gift to any religious, charitable, or benevolent, tax exempt donee;
- 4) transfers of title in a mortgage or deed of trust;
- 5) transfers of title to a government agency;
- 6) transfers or creations of ground rent deeds;
- 7) Deeds in Lieu of Foreclosure;
- 8) sales at public auction where the landlord has provided notice to persons required to receive notice under this legislation and said person has not exercised their rights before the auction sale;
- 9) transfer by a personal representative in the course of the administration of an estate;
- 10) bona fide gifts to a relative of the transferor or transferor's spouse. Relatives means those persons as set forth in IRS Code §267 (c) (4) and all lineal descendants and spouses of those relatives, including biological children, adopted children and stepchildren. "Ancestors" are limited to parents and grandparents; or
- 11) a transfer of title by the Housing Authority of Baltimore City.

STATE OF ~~MARYLAND~~ ^{Arizona}

CITY OF ~~BALTIMORE~~ ^{Maricopa County}

On this ~~17th~~ ^{20th} day of March, 2025, before me, the undersigned officer, personally appeared Rafael Isaac, Sole Surviving Member of WAKEFIELD PROPERTIES LLC, A Forfeited New York Limited Liability Company, a Limited Liability Company, and that ~~he~~ ^{she}/she/they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as a member.

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


Signature of notary public

Notary Public

My Commission Expires: 7/28/2028



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1032

112
(R)

LR - Deed (w Taxes)
Recording only \$120.00
Name: WAKEFIELD
PROPERTY/BALTIMORE
PHOENIX
Ref: 615 N CALHOUN
STREET
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 37.50
LR - NR Tax - 1kd
601.84
Subtotal: 699.34
Total: 699.34
05/02/2025 02:40
CC24-CHC
#18694267 CC0801 -
Baltimore City
Mitche11/CC08.01.06 -
Register 06

27932

\$40
\$20
\$37.50
\$601.84