

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$100.00
 TOTAL \$160.00
 XAC DB
 Sep 27, 2024 11:58 am

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City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$300.00
 09-26-2024 SS

All taxes for which assessments
 have been Received have been
 Paid as of 09-26-2024 SS
 Director of Finance
 Baltimore City

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$200.00
 09-26-2024 SS

Golden Trust Title & Escrow, LLC
 File No. **24-08-03**
 Tax ID # **20-14-0190-024**

This Assignment, made this 26 day of August, 2024, by and between
Affordable Home Improvements, L.L.C., GRANTOR, and **AML Properties, LLC**, GRANTEE.

Witnesseth —

That in consideration of the sum of Twenty Thousand and 00/100 Dollars (\$20,000.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and assign to the said Grantee, as sole owner, the LEASEHOLD interest in all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

See Attached Exhibit A

By the execution of this Assignment, 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.

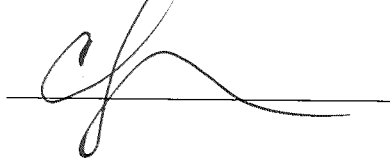
Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Grantee, as sole owner, 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 sub-rent of \$120.00 payable half-yearly on the 18th days of May and November in each and every year; and to the original annual rent of \$56.00 payable half-yearly on the 1st days of January and July in each and every year.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

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In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.



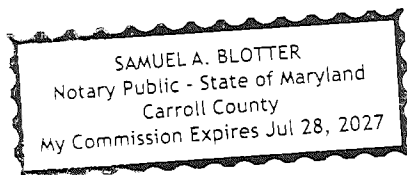

Affordable Home Improvements, L.L.C. (SEAL)

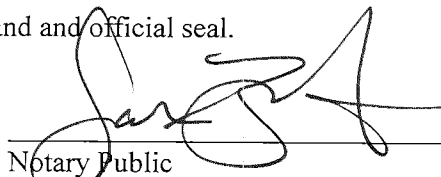
STATE OF MARYLAND
CITY OF BALTIMORE

} ss

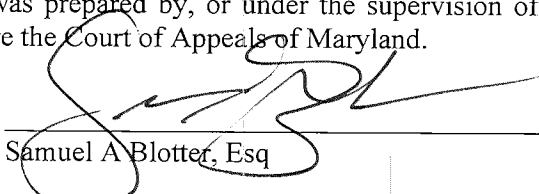
I hereby certify that on this 20th day of August, 2024 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Sydney Patel, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
My Commission Expires: 7/28/2027

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.


Samuel A Blotter, Esq

AFTER RECORDING, PLEASE RETURN TO:
Golden Trust Title & Escrow, LLC
114 West Mulberry Street
Baltimore, MD 21202

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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****2024**

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 InformationName of Transferor Affordable Home Improvements, L.L.C.**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).
9 N Smallwood Street, Baltimore, MD 21223**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

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

AFFORDABLE HOME IMPROVEMENTS, L.L.C.

Name of Entity

By

Name

8/21/24

**Date

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.

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Exhibit A

BEGINNING FOR THE SAME on the East side of Smallwood Street at the distance of 27 feet 5 inches Southerly from the Southeast corner of Fairmount Avenue and Smallwood Street, and running thence Southerly on the East side of Smallwood Street 13 feet 5 inches, thence Easterly parallel with Fairmount Avenue 85 feet to the East side of a ten-foot alley there situate, thence Northerly on the East side of said ten foot alley with the use thereof in common 13 feet 5 inches, and thence Westerly parallel with Fairmount Avenue 85 feet to the place of beginning.

The improvements thereon being known as **No. 9 N. Smallwood Street, Baltimore, MD 21223**

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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 20,000.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

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

Grantor (s) Affordable Home Improvements, L.L.C.

Grantee (s) AML Properties, 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: 9 N Smallwood Street W/S/B/L 20-14-0190-024

Fee Simple _____ Leasehold X Amount 120.00 & 56.00 "

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 X No _____

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 104 Cherrywood Dr. Gaithersburg MD 20878

Transfer Tax Payment 300.00 Recordation Tax Payment 200.00

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. [Signature] (Initials)

Submitter Info:

Name: Jane Wanjohi

Firm: Golden Trust Title & Escrow, LLC

Address: 114 West Mulberry Street, Baltimore, MD 21202

Phone #: 410-779-7040

E-mail : _____