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Dulaney Title & Escrow, LLC
 File No. 20-P-492
 Tax ID # 25-08-7231-074

2022

This Deed, made this 11th day of April, 2022, by and between

ABC Capital - Baltimore, LLC, GRANTOR,

and

The Berin & Ege, LLC, GRANTEE.

Witnesseth —

That in consideration of the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot No. 12, on the plat known as WHETZEL PROPERTY recorded among the Plat Records of Baltimore City in Liber S.E.B. No. 3202.

The improvements thereon being known as No. 4104 Fairhaven Avenue. - 7231

BEING the same property which, by Deed dated April 8, 2022, and recorded immediately prior hereto among the Land Records of the City of Baltimore, State of Maryland, in Liber No. _____, folio _____, was granted and conveyed by Keith Nelson King and Aleksandra Carol Wojciechowski, his wife unto ABC Capital - Baltimore, LLC.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said The Berin & Ege, LLC, its personal representatives and assigns, in fee simple.

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.

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

4/26/22
 Director of Finance of Baltimore City By
Aleksandra C. Curtis

CITY OF BALTIMORE MARYLAND

Bureau of Revenue Collections

Recordation Tax Paid

7/28/22 332502 \$600.00
 Date Transaction # Amount

Aleksandra Curtis
 Authorized Signature

CITY OF BALTIMORE, MARYLAND

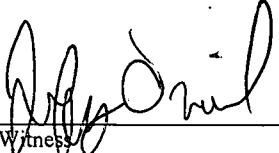
Bureau of Revenue Collections, Transfer Tax Division

7/28/22 329121 \$900.00
 Date Cash Slip # Amount

Aleksandra Curtis
 Authorized Signature

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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.


 Witness

ABC CAPITAL - BALTIMORE, LLC

By:  (SEAL)
 Peter Brooks, Authorized Agent

[Corporate Seal]

STATE OF ~~MARYLAND~~ ^{PA} } ss
 CITY OF ~~BALTIMORE~~ ^{Phila}

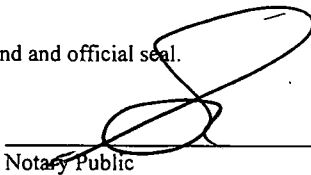
I hereby certify that on this 14th day of April, 2022 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Peter Brooks, Authorized Agent, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself 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.

Commonwealth of Pennsylvania - Notary Seal
 Stuart D. Kaplan, Notary Public
 Philadelphia County
 My commission expires August 14, 2023
 Commission number 1235952

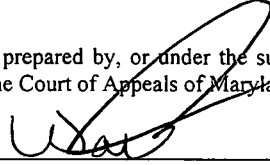
Member, Pennsylvania Association of Notaries

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.


 Notary Public

My Commission Expires:

8/14/23


 Wayne S. Goddard, Attorney

AFTER RECORDING, PLEASE RETURN TO:
 Dulaney Title & Escrow, LLC
 809 Gleneagles Court
 Suite 118
 Towson, MD 21286

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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****2022**

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 ABC Capital - Baltimore, LLC**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).4104 Fairhaven Avenue, Baltimore, MD**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

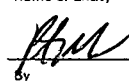
Signature

3b. Entity Transferors

Witness/Attest

ABC CAPITAL - BALTIMORE, LLC

Name of Entity



4-11-22

Peter Brooks

Name

**Date

Authorized Agent

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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1015

7234⁰⁰

40
20
300.00

LR - Deed (w Taxes)
Recording only \$1 20.00
Name: ABC CAPITAL
BALTIMORE / THE BERKIN &
EGE
Ref: 4104 FAIRHAVEN AVE
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 300.00
LR - NR Tax - 14d 0.00
Subtotal: 360.00
Total: 758.57
08/02/2022 11:44
CC24-TC
#16475011 CC0801 -
Baltimore City
Mitche11/CC08.01.01 -
Register 01