BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 27356 p.132 MSA_CE_164_36513. Date available 11/6/2024. Printed 10/7/2026.

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Transfer Tax Paid
14/28/24 25002171 $1,100.00
Date Transaction # Amount
Authorized Signature

Dulaney Title & Escrow, LLC
File No. 24-P-243
Tax ID # 20-13-0205-029

This Assignment, made this 31 day of July, 2024, by and between T Capital Group LLC, an Arizona Limited Liability Company, GRANTOR, and Sooner Business Holdings, LLC, a Wyoming Limited Liability Company, GRANTEE.

Witnesseth –

That in consideration of the sum of One Hundred Ten Thousand and 00/100 Dollars ($110,000.00), 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:

BEGINNING FOR THE SAME on the North side of Hollins Street at a point three hundred two feet three inches from the corner formed by the intersection of the North side of Hollins Street and the West side of Hollins Street and the West side of Pulaski Street and running thence Westerly binding on the North side of Hollins Street thirteen feet nine inches thence Northerly parallel with Pulaski Street eighty-two feet to the North side of an alley ten feet wide there situate and to forever be kept open thence Easterly binding on the North side of said ten foot alley with the use thereof in common with the property binding thereon thirteen feet nine inches and thence Southerly parallel with Pulaski Street eighty-two feet to the place of beginning.

The improvements thereon being known as No. 2144 Hollins Street 205

Tax ID# 20-13-0205-029

BEING the same property which, by Deed dated July18th, 2024, and recorded among the Land Records of the City of Baltimore, State of Maryland, in Book _____, at Page _____ was granted and conveyed by CZK Properties, LLC unto T Capital Group, LLC.

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 rent of $60.00 payable on the 12th 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.

All taxes for which assessments have been
Received have been paid as of this date
8/16/24
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
10/28/24 428964 $1,650.00
Date Cash Sl # Amount
Authorized Signature