CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
7/14/21 | 00885 | $2100.00
Date | Transaction # | Amount
Authorized Signature

After Recording, Return To:
Muhammad Shahzad Khan and Daria Istrate
253 Judson Avenue
San Francisco, CA 94112

LAKESIDE TITLE COMPANY
File No. MD63613-GR
Tax ID # 06-02-1691-033
Insurer: First American Title Insurance Company
Property Address: 228 North Luzerne Avenue, Baltimore, MD 21224

THIS DEED, made this 7th day of **May, 2021**, by and between **CR of Maryland I, LLC**, a limited liability company of the State of Maryland, GRANTOR, and **Muhammad Shahzad Khan and Daria Istrate**, GRANTEES.

WITNESSETH, That for and in consideration of the sum of **Two Hundred Ten Thousand Dollars and No Cents ($210,000.00)**, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said **Muhammad Shahzad Khan and Daria Istrate, as tenants by the entireties, their assigns, and unto the survivor of them, and the survivor's personal representatives and assigns,** in fee simple, all that certain lot of ground lying and being situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

Beginning for the same on the West side of Luzerne Avenue at the distance of 85 feet southerly from the corner formed by the intersection of the South side of Orleans Street and the West side of Luzerne Avenue and at the centre of a partition wall there situate and running thence southerly bounding on the west side of Luzerne Avenue 14 feet to the centre of a partition wall there situate and thence westerly thru the centre of said last mentioned partition wall and continuing the same course in all 70 feet to the east side of a 10 foot alley there situate thence northerly bounding on said side of said alley with the use thereof in common 14 feet to intersect a line drawn westerly from the place of beginning thru the centre of the partition wall first mentioned and thence easterly reversing the line so drawn and bounding thereon 70 feet to the place of beginning.

BEING that property which, by Deed of Assignment dated December 31, 2020, and recorded among the Land Records of Baltimore City in Liber 22899, folio 312, granted and conveyed by Thomas Wirth and Antje Wirth-Reisinger, unto CR of Maryland I, LLC.

ALSO BEING that property, which by Ground Rent Redemption Deed dated January 27, 2021, and intended to be recorded immediately prior hereto among the Land Records of Baltimore City, granted and conveyed by Antje Wirth-Reisinger formerly known of record as Antje Wirth, unto CR of Maryland I, LLC.

Taxes for which assessments have been Received have been paid as of this date
May 14, 2021
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
7/14/21 | 36723 | $3150.00
Date | Cash Slip # | Amount
Authorized Signature

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 23421, p. 0245, MSA_CE164_32578. Date available 08/02/2021. Printed 10/18/2024.

TOGETHER WITH the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said **Muhammad Shahzad Khan and Daria Istrate, as tenants by the entireties, their assigns, and unto the survivor of them, and the survivor's personal representatives and assigns,** in fee simple.

GRANTEE (BUYER) INITIALS _____ _____ _____ _____

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.

[SIGNATURE(S) AND ACKNOWLEDGEMENT(S) ON FOLLOWING PAGE(S)]

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 23421, p. 0246, MSA_CE164_32578. Date available 08/02/2021. Printed 10/18/2024.

AS WITNESS the hand and seal of said Grantor, the day and year first above written.

CR of Maryland I, LLC

By:_____(SEAL)
Craig Reich, Member

STATE OF Maryland**, CITY/COUNTY OF** Baltimore**, to wit:**

I HEREBY CERTIFY that on this 7th day of **May, 2021,** before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Craig Reich, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument who acknowledged himself to be the **Authorized Signor** of **CR of Maryland I, LLC**, the Grantor herein, and that he, as such **Authorized Signor**, being authorized so to do, executed the foregoing Deed for the purposes therein contained, and further acknowledged the foregoing Deed to be his act as **Authorized Signor** of **CR of Maryland I, LLC** and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

ABIGAIL LOHR
NOTARY
PUBLIC
BALTIMORE COUNTY, MD, MD

Notary Public
My commission expires 2/18/2024

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 23421, p. 0247, MSA_CE164_32578. Date available 08/02/2021. Printed 10/18/2024.

THIS IS TO CERTIFY that the within instrument was prepared by, or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Christine R. Sadler, Esquire

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 23421, p. 0248, MSA_CE164_32578. Date available 08/02/2021. Printed 10/18/2024.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2021

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 Information

Name of Transferor **CR of Maryland I, LLC**

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

228 North Luzerne Avenue, Baltimore, MD 21224

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

CR of Maryland I, LLC

Name of Entity

By

Name Craig Reich 5/7/21 **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.

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 23421, p. 0249, MSA_CE164_32578. Date available 08/02/2021. Printed 10/18/2024.

ATTACHED TO AND MADE A PART OF THE DEED OF CONVEYANCE

File No. MD63613-GR
Tax ID# 06-02-1691-033

Please mark, and complete if necessary, which statement applies to the sale of the aforesaid property.

_____ **TENANT HAS NOT RESPONDED TO OFFER OF SALE**

The property known as 228 North Luzerne Avenue, Baltimore, MD 21224 in Baltimore City had been let to _____ as a single family residence, and an offer of sale as required by Section 6-4 of Article 13 of the Baltimore City Code was sent on _____ to _____ (tenant's last known address), being the last address known to me, of the aforenamed tenant and we have received no response to said offer of sale.

_____ **PROPERTY OCCUPIED BY PURCHASER/TENANT IS PURCHASER**

The Grantee herein was the tenant occupying the property for the last six (6) months, and therefore, Subtitle 6 of Article 13 of the Baltimore City Code is not applicable.

X **PROPERTY UNOCCUPIED BY ANYONE**

The property, 228 North Luzerne Avenue, Baltimore, MD 21224, has not been occupied by a tenant within the last six (6) months of the date of transfer, and therefore Subtitle 6 of Article 13 of the Baltimore City Code is not applicable.

_____ **SELLER AS OCCUPANT**

The Grantor herein occupied the property 228 North Luzerne Avenue, Baltimore, MD 21224 and therefore Subtitle 6 of Article 13 of the Baltimore City Code is not applicable.

_____ **TENANT RESPONDED BUT FAILED TO CONTRACT**

_____ being the tenant of the property known as 228 North Luzerne Avenue, Baltimore, MD 21224 in Baltimore City, following an offer of sale as required by Section 6-4 of Article 13 of the Baltimore City Code sent _____ has failed to enter into a contract to purchase said property in the manner and time provided by Sections 6-2 thru 6-7 of Article 13 of the Baltimore City Code.

Dated this 7th day of May, 2021.

CR of Maryland I, LLC

By: _____(SEAL)
Craig ~~Reich~~, Member

STATE OF Maryland, CITY/COUNTY OF Baltimore, TO WIT:

The foregoing instrument was signed and sworn to before me this 7th day of May, 2021.

ABIGAIL LOHR NOTARY PUBLIC BALTIMORE COUNTY, MD

_____
Notary Public
My Commission Expires: 2/18/2024

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 23421, p. 0250, MSA_CE164_32578. Date available 08/02/2021. Printed 10/18/2024.

1055

1691 MG

(2)

40

20

1050

LR - Deed (w Taxes)
Recording only ST 20.00
Name: CR OF MARYLAND
1/MUHAMMAD KHAN
Ref: 228 N. LUZERNE
AVE.
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,050.00
LR - NR Tax - 7kd 0.30

SubTotal: 1,110.00

Total: 1,290.50

^VOIDED^
07/22/2021 09:39
(C24-LEB
#15221410 CC2021 -
Baltimore City
Mitchell/CC08.01.07 -
Register 07

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 23421, p. 0251, MSA_CE164_32578. Date available 08/02/2021. Printed 10/18/2024.

State of Maryland Land Instrument Intake Sheet

| X | Baltimore City | X | County: Baltimore City

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.

(Type or Print in Black Ink Only All Copies Must Be Legible)

1 Type(s) of Instruments (|) Check Box if Addendum Intake Form is Attached.

1	Deed		Mortgage		Other		Other
2	Deed of Trust		Lease				

2 Conveyance Type Check Box

X	Improved Sale Arms-Length *[1]*		Unimproved Sale Arms-Length *[2]*		Multiple Accounts Arms Length *[3]*		Not an Arms-Length Sale [4]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	Purchase
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration	Amount
Purchase Price/Consideration	$210,000.00
Any New Mortgage	$168,000.00
Balance of Existing Mortgage	
Other:	
Other:	
Full Cash Value	

Finance Office Use Only	
Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
x ( ) % =	$
Less Exemption Amount -	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
x ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$20.00	$ $75.00
Surcharge	$40.00	$ $40.00
State Recordation Tax	$2,100.00	$
State Transfer Tax	$1,050.00	$
County Transfer Tax	$3,150.00	$
Other		$
Other		$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT recuires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel	Var. LOG
06	-02-1691-033	PRIOR HERETO			| | (5)

Subdivision Name	Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
Metes and Bounds	033			/	

Location/Address of Property Being Conveyed (2)

228 North Luzerne Avenue, Baltimore, MD 21224

Other Property Identifiers (if applicable)	Water Meter Account No.

Residential [X] or Non-Residential [ ]	Fee Simple [X] or Ground Rent [ ]	Amount: $N/A
Partial Conveyance? [ ] Yes [X] No	Description/Amt. of SqFt/Acreage Transferred:	N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
CR of Maryland I, LLC	Muhammad Shahzad Khan
	Daria Istrate
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Muhammad Shahzad Khan	SecurityNational Mortgage Company
Daria Istrate	

New Owner's (Grantee) Mailing Address

253 Judson Avenue San Francisco, CA 94112

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	Lakeside Title Company, Trustee

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Amanda Hall

Firm: Lakeside Title Company

Address: 531 Old Westminster Pike, Suite 209, Westminster, MD 21157

Phone: 410-992-1070 FAX 410-992-9409

[ ] Return to Contact

[ ] Hold for Pickup

[X] Return Address

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

[ ] Yes [X] No Will the property being conveyed be the grantee's principal residence?

[ ] Yes [X] No Does transfer include personal property? If yes, identify:

[ ] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy

Assessment Use Only - Do Not Write Below This Line

[ ] Terminal Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Year			Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

MD63613-GR

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 23421, p. 0252, MSA_CE164_32578. Date available 08/02/2021. Printed 10/18/2024.