CITY OF BALTIMORE RECORDATION TAX EXEMPT DOCUMENT
REVENUE COLLECTIONS
DEPARTMENT OF FINANCE
Recordation Clerk 10/29/2024
Date

161

After Recording Return to:
New World Title Company, LLC
1407 York Road, Suite 304
Lutherville, MD 21093
File No.: 242992

NO TITLE EXAMINATION
ZERO CONSIDERATION DEED
EXEMPT FROM RECORDATION AND TRANSFER TAXES PURSUANT TO MD TP §12-108(bb) AND §13-207(a)(18)

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

DEED

THIS DEED, made this 30th **day of** April, **2024**, by and between **GURGEN MANUKYAN AND MARIUXI MANUKYAN** , parties of the first part ("Grantor"), and **M.G.A. PROPERTY MANAGEMENT LLC,** a Maryland limited liability company, party of the second part ("Grantee");

RECITALS

1. It is the intent of the Grantor, a real estate enterprise as defined in Section 12-108(bb)(1) of the Tax Property Article of the Annotated code of Maryland, to transfer its assets to the Grantee.

2. This transfer is for no consideration other than the issuance of membership interests in the Grantee.

3. The members of the Grantee are identical to the partners of the conveying real estate enterprise.

4. The allocation of the profits and losses between the members of the Grantee is identical to that member's allocation of the profits and losses of the conveying real estate enterprise.

5. This transfer is part of a discontinuation of the real estate enterprise.

6. All real property owned by the Grantor, excluding any real estate covered under Section 12-108(bb)(3), is being conveyed to a single limited liability company.

7. This transfer is exempt from recordation and transfer taxes pursuant to Sections 12-108(bb) and 13-207(a)(18) of the Tax-Property Articles of the Annotated code of Maryland.

TRANSFER TAX EXEMPT
Director of Finance
PER Authorized Signature
10/29/2024

WITNESSETH, that in consideration of **ZERO AND 00/100 DOLLARS ($0.00)** the said parties of the first part do grant and convey unto **M.G.A. PROPERTY MANAGEMENT LLC,** a Maryland limited liability company, party of the second part, as sole owner, its successors and/or assigns, in fee simple, all that piece or parcel of land situate, lying and being in Baltimore City, State of Maryland, described as **4137 The Alameda** and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

BEING the same lot of ground which by Deed dated December 29, 2023 and recorded among the Land Records of Baltimore City, Maryland in Liber 26602, folio 180 was granted and conveyed from Landis Properties II, LLC, a Delaware limited liability company unto the within named Grantor.

Tax Account No: 27-39-3971H-061

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, as sole owner, its successors and/or assigns, in fee simple forever.

AND the said parties of the first part covenant 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 conveyed; and that they will execute such further assurances of said land as may be requisite.

[Remainder of page intentionally left blank]

Witness the hands and seals of the said parties of the first part.

WITNESS:

Witness

GURGEN MANUKYAN {SEAL}

Witness

MARIUXI MANUKYAN {SEAL}

STATE OF MARYLAND, COUNTY OF Baltimore **, to wit:**

On this 30th day of April, 2024, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **GURGEN MANUKYAN AND MARIUXI MANUKYAN** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

Notary Public

KIMBERLY S GOLDINGER
Notary Public - State of Maryland
Baltimore County
My Commission Expires Oct 17, 2027

My commission Expires: 10/17/27

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.

Bryan R. Wachs, Esq.

EXHIBIT "A"

4137 The Alameda, Baltimore, Maryland 21218
Baltimore City Tax ID Number 27-39-3971H-061

All of the following real property, described as follows:

BEGINNING FOR THE SAME on the Southeast side of The Alameda 120 feet wide at a point situated (referring all courses to the True Meridian as adopted by the Baltimore City Survey Control System), North 04 degrees 29 minutes 25 seconds East 544.87 feet along said side from its intersection with the North side of Argonne Drive 80 feet wide said point also being in line with the center of a partition wall thence leaving said place of beginning and binding along the Southeast side of The Alameda North 04 degrees 29 minutes 25 seconds East 16 feet to a point in line with another partition wall thence leaving The Alameda and running to and through said partition wall South 85 degrees 30 minutes 35 seconds East (heretofore erroneously referred to as South 88 degrees 30 minutes 35 seconds East) 140.50 feet to the Northwest (heretofore erroneously referred to as Southwest) side of a lane 14 feet wide thence binding thereon with the use thereof in common South 04 degrees 29 minutes 25 seconds West 16 feet to a point in line with the 1st above mentioned partition wall thence leaving said Lane and running to and through said partition wall and continuing the same course in all North 85 degrees 30 minutes 35 seconds West 140.50 feet to the place of beginning.

The improvements thereon being known as 4137 The Alameda, Baltimore, Maryland 21218. – 3971 E