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City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$3,373.50
06-13-2024 SG

All taxes for which assessments
have been Received have been
Paid as of 06-13-2024 SG
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$2,250.00
06-13-2024 SG

Pinderhughes Title, Inc.
File No. 24PS03
Tax ID # 13-11-3446-048

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,124.50
TOTAL \$1,184.50
XAC JW
Jun 14, 2024 12:12 pm

This Deed, made this 16th day of May, 2024 by and between 750 LLC, a Maryland limited liability company, GRANTOR, to T.I.M.E. Organization, LLC, a Maryland limited liability company, GRANTEE.

- Witnesseth -

That for and in consideration of the sum of two hundred twenty-four thousand nine hundred and 00/100 dollars (\$224,900.00) which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said T.I.M.E. Organization, LLC, as sole owner, 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:

BEGINNING on the north side of Reservoir Street, at the distance of 216 ft, 2.5 inches easterly from the east side of Callow Avenue, and in line of the center of the partition wall there erected, thence easterly on the north side of Reservoir Street, 16 feet 3 inches to the line of the center of the partition wall there erected and extending northerly of even width through the center through of said partition walls and parallel with Callow Avenue for even depth of 132 feet, 0 ½ inches, to the south side of an alley 15 feet wide there laid out with the use thereof in common, thence westerly, on the south side of said alley, 16 feet 3 inches; and thence southerly, by a straight line and parallel with Callow Avenue, 132 feet 7 inches to the place of beginning. The improvements thereon being known as: 750 Reservoir Street, Baltimore, MD 21217.

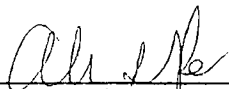
Being for the same lot of ground which by deed dated June 14, 2021, and recorded among the Land Records of Baltimore City, Maryland in Liber 24057, folio 174, was granted and conveyed by 750 Reservoir Street, LLC, a Maryland limited liability company unto 750, LLC, a Maryland limited liability company.

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 T.I.M.E. Organization, LLC, as sole owner, in fee simple.

And the Grantor hereby covenants 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 granted; and that they will execute such further assurances of the same as may be requisite.

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.



Alice G. Pinderhughes, Attorney

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As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

RICHARD HORTON 750 LLC
R Horton 16, TILLER RD LONDON E14 8PX MANAGING MEMBER OF 750 LLC
By: Adrian Akerman for 750 LLC (Seal)

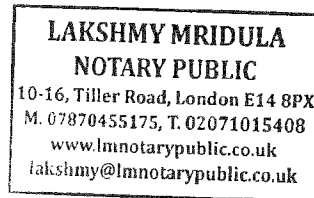
STATE OF

CITY/COUNTY OF

} ss LONDON
UK

I hereby certify that on this 16 day of MAY, 2024 before me, the subscriber, a Notary Public of ENGLAND & WALES and City/County of LONDON aforesaid, personally appeared Adrian Akerman for 750 LLC, a Maryland limited liability company the Grantor herein, ~~known to me~~ (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be ~~his~~ his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

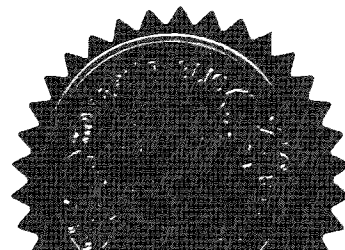
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public,
My commission expires



AFTER RECORDING, PLEASE RETURN TO:
Pinderhughes Title, Inc.
201 North Charles Street
Suite 1600
Baltimore, MD 21201



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AFFIDAVIT AS TO TOTAL PAYMENT

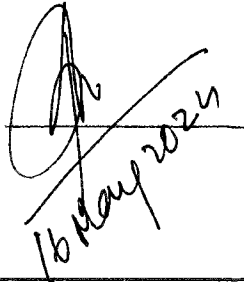
THE undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax- General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.
2. The amount of total payment for the purpose of the Withholding Law is \$ 217,357.81.

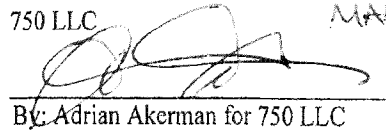
DATED this 16th day of May, 2024.

WITNESS:

TRANSFEROR(S)


16 May 2024

750 LLC

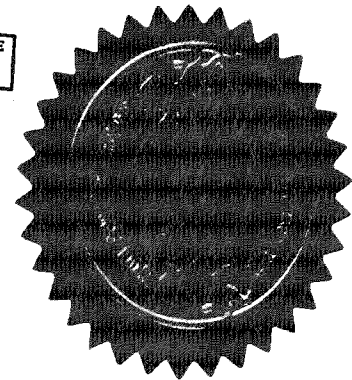

By: Adrian Akerman for 750 LLC

MANAGING
MEMBER
OF 750 LLC

LAKSHMY MRIDULA
NOTARY PUBLIC

10-16, Tiller Road, London E14 8PX
M. 07870455175, T. 02071015408
www.lmnotarypublic.co.uk
lakshmy@lmnotarypublic.co.uk

MY COMMISSION DOES NOT EXPIRE
LAKSHMY MRIDULA
NOTARY PUBLIC



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Suggested Language for Acknowledgement/Recitals

I(We) hereby certify, under the penalties of perjury, that this transaction is not subject to the provisions of Md. Ann. Code, Tax-General Article, § 10-912 because the property transferred is the principal residence of the transferor, or the transferor(s) is a resident or resident entity of the State of Maryland.

750 LLC



By: Adrian Akerman for 750 LLC

MANAGING
MEMBER
OF 750 LLC

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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 Information

Name of Transferor 750 LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
750 RESERVOIR STREET, BALTIMORE, MARYLAND 21217

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

750 LLC

Name of Entity

By

Adrian Akerman

Name

**Date

Title

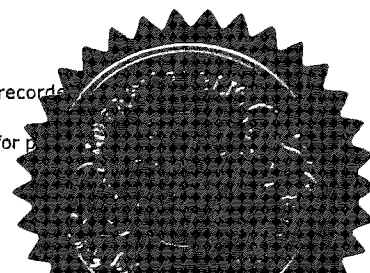
MY COMMISSION DOES NOT EXPIRE
LAKSHMY MRIDULA
NOTARY PUBLIC

**LAKSHMY MRIDULA
NOTARY PUBLIC**
10-16, Tiller Road, London E14 8PX
M. 07870455175, T. 02071015408
www.lmnotarypublic.co.uk
lakshmy@lmnotarypublic.co.uk

** 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 in Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for presentation to the



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BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5122 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 \$224,900.00
Basis: (circle one) Sales Price Assessed Value New Mortgage Existing Mortgage

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

Grantor (s) 750 LLC

Grantee (s) T.I.M.E. Organization, 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 an attached addendum. We do not verify legal descriptions.)

Property Address: 750 Reservoir Street W/S/B/L 13-11-3446-048

Fee Simple X Leasehold _____ Amount _____

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 ___ Principal Residence Affidavit Included? Yes ___ No ___

HUD 1 Enclosed? Yes No N/A

New Owner's Mailing Address: 300 E. Lombard St., Suite 1700, Baltimore, MD 21202
(Please verify to ensure new owner's mailing address is true and correct)

Transfer Tax Payment \$3,373.50 Recordation Tax Payment \$2,250.00

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

Important Notice & Affidavit: 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 and 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, the undersigned responsible party will be responsible to obtain a lien sheet for each and every omitted property and paying any and all liens/taxes that may be due. Responsible party (i.e. Title Company, attorney, or whoever handled the settlement) must obtain a lien sheet and pay all open liens.

** I have read and understand the policies regarding the transfer of multiple properties mentioned above. AW (Initials)

Submitter Info:

Name: Alice G. Pinderhughes

Firm: Pinderhughes Title, Inc.

Address: 201 N. Charles Street, Suite 1600, Baltimore, MD 21201

Phone #: 410-625-0858

E-mail: annette@pinderhughes.com