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CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
7/23/21 # 1653 $1215
Date Transaction # Amount
UNIVERSAL TITLE
Authorized Signature
Suite 201
Bel Air, MD 21015

Case No.: 11-36592-21
Title Insurer: First American Title Insurance Company
Tax Account No.: 09-16-4114H-017

THIS DEED

THIS DEED, made this 30th day of April, 2021, by and between Metropolis Properties, LLC, party of the first part, and Dominic Victor Gurnsey, party of the second part,

WITNESSETH, that for and in consideration of the sum of ONE HUNDRED FORTY THREE THOUSAND FIVE HUNDRED AND 00/100 ($143,500.00), receipt of which is hereby acknowledged, and which the party of the first part certifies under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the party of the second part, their successors, heirs and/or assigns as sole owner in fee simple, all that property situate in Baltimore City, State of Maryland, as described as follows:

Beginning for the same on the southeast side of Kirk Avenue at a distance of two hundred forty-eight feet northeasterly from the corner formed by the intersection of the southeast side of Kirk Avenue and the northeast side of Friendship Street which point of beginning is in line with the center of a partition wall running thence northeasterly on the southeast side of Kirk Avenue fifteen feet to a point in line with the center of another partition wall thence southeasterly to and through the center of said last mentioned partition wall and continuing the same course in all one hundred feet to the northwest side of an alley ten feet wide thence southwesterly on said alley with the use thereof in common fifteen feet and thence northwesterly to and through the center of the said first mentioned partition wall and continuing the same course in all one hundred feet to the place of beginning.

For informational purposes only the improvements thereon being known as 2633 Kirk Avenue. -4116-H

Being the same property which by deed dated June 20, 2011, and recorded among the Land Records of Baltimore City, Maryland on June 30, 2011, in Liber 13603, in Folio 494, was granted and conveyed by Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH3, Asset Backed Pass-through Certificates Series 2007-CH3 by J.P. Morgan Chase Bank, NA as Attorney in Fact unto Metropolis Properties, LLC, a Maryland Limited Liability Company.

SUBJECT to covenants, easements and restrictions of record.

Taxes for which assessments have been Received have been paid as of this date
June 30, 2021
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
7/23/21 #368353 $1822.50
Date Cash Slip # Amount
Authorized Signature

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TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said party of the second part in fee simple.

AND said party of the first part does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

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WITNESS their/his/her hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of,

Metropolis Properties, LLC, a Maryland Limited Liability Company

By: David Hilger, member
David Hilger, Sole Member

STATE OF MARYLAND
COUNTY OF BALTIMORE (or City of Baltimore)

On this 30th day of April, 2021, before me, the undersigned officer, personally appeared David Hilger, Sole Member of Metropolis Properties, LLC, a Limited Liability Company, and that he/she/they, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Sole Member.

In witness thereof I hereunto set my hand and official seal.

Signature of notary public

MOSES GLAZER
Notary Public-Maryland
Baltimore County
My Commission Expires
January 10, 2022

Notary Public
My Commission Expires: 1/10/2022

After recording return to:
Universal Title
2105 Laurel Bush Road Suite 201
Bel Air MD 21015
(703) 354-2100

GRANTEE ADDRESS:
2633 Kirk Ave
Baltimore, MD 21218

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ATTORNEY CERTIFICATION

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.



Stephanie Norfolk, Esq.

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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

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 Metropolis Properties, LLC

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

2633 Kirk Avenue, Baltimore, MD 21218

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 _____

Metropolis Properties, LLC
Name of Entity

By _____

David Hilger 4-30-21
Name **Date

Sole Member
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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AFFIDAVIT OF GRANTEE AS FIRST-TIME MARYLAND HOME BUYER

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 2633 Kirk Avenue, Baltimore, MD 21218.

2. The undersigned is first-time Maryland home buyer (defined in §14-104-c(6)(i) as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.

Dominic Victor Gurnsey

Or, the undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 2633 Kirk Avenue, Baltimore, MD 21218.

2. The undersigned is co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Dominic Victor Gurnsey

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Dominic Victor Gurnsey on this 30th day of April, 2021.

(SEAL)
Signature of Notary Public

My Commission Expires: 1/10/2022

MOSES GLAZER
Notary Public-Maryland
Baltimore County
My Commission Expires
January 10, 2022

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OWNER OCCUPANCY AFFIDAVIT

Dominic Victor Gurnsey the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joiner herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the purchasers intend to occupy the residence for at least seven (7) of the next twelve (12) months.

Dominic Victor Gurnsey

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

Sworn to and subscribed before me by Dominic Victor Gurnsey on this 30th day of April, 2021.

_____(SEAL)
Signature of Notary Public

My Commission Expires: 1/10/2022

MOSES GLAZER
Notary Public-Maryland
Baltimore County
My Commission Expires
January 10, 2022

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3105

4116-14 RS

LR - Deed (w Taxes)
Recording only $120.00
Name: DOMINIC VICTOR
GURNSEY
Ref: 2633 KIRK AVENUE
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 358.75
LR - NR Tax - 1kd 0.00
==========
SubTotal: 418.75
==========
Total: 538.75
07/30/2021 09:50
CC24-ES
#152521l3 CC0801 -
Baltimore City

40
20
358.75