BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 27543 p.84 MSA_CE_164_36700. Date available 1/13/2025. Printed 10/21/2026.

Tax ID No. 20-14-0174-060
Legacy Settlement Services, LLC
File No. **2024-9772-MR-MT**

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid $475.00
01-04-2025 TS

Baltimore City Circuit Court
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $237.50
TOTAL $297.50
XAC CC
Jan 09, 2025 03:46 pm

All taxes for which assessments have been Received have been Paid as of 01-04-2025 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid $712.50
01-04-2025 TS

This Deed of Assignment, made this 13 day of December, 2024, by and between **There are Seven, LLC, a Maryland limited liability company**, Grantor, party of the first part; and **Egosh LLC, a Maryland limited liability company**, Grantee, party of the second part.

- Witnesseth -

That in consideration of the sum of FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00/100 ($47,500.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and assign to the said Grantee, its successors and/or assigns, the LEASEHOLD interest in all that lot of ground situate in the Baltimore City, State of Maryland, and described as follows, that is to say:

> BEGINNING FOR THE SAME on the line of the west side of Smallwood Street at the distance of 113 feet northerly from the north side of Fayette Street, which place of beginning is designed to be in the center of the partition wall between the house on the lot now being described and the house on the lot adjoining thereto on the south; and running thence northerly bounding on the west side of Smallwood Street, 14 feet to the center of the partition wall between the house on the lot now being described and the house on the next adjoining thereto on the north; thence westerly binding on the center of said partition wall and parallel with Fayette Street and continuing the same course in all 70 feet to the east side of a 10 foot alley there situate; thence southerly binding on the east side of said alley, with the use thereof in common, 14 feet; thence easterly by a straight line parallel with Fayette Street and binding on the center of said partition wall in this description first mentioned, in all 70 feet to the place of beginning.
>
> The improvements thereon being known as 104 North Smallwood Street, Baltimore, Maryland - 21223

Being the same property, which by Assignment Deed dated March 15, 2024, and recorded among the Land Records of Baltimore City, Maryland on July 2, 2024, in Book 27014, at Page 365, was granted and assigned by CIENTIFICA MIRANDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY unto THERE ARE SEVEN LLC, A MARYLAND LIMITED LIABILITY COMPANY, the Grantor herein.

By the execution of this Deed, the party of the first part hereby certify 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, its Personal Representatives and assigns, 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 semi-annually on the 30th days of January and July in each and every year.

And the said party of the first part hereby 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 granted; and that they will execute such further assurances of the same as may be requisite.

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Witness the hand and seal of the said Grantor.

WITNESS AS TO BOTH

There are Seven, LLC, a Maryland limited liability company

By: _____(SEAL)
Serkan Gokmener, Authorized Signor

By: _____(SEAL)
Ricardo Scattolini, Authorized Signor

STATE OF MARYLAND}

CITY/COUNTY OF Baltimore City to wit:}

I hereby certify that on this 13 day of December, 2024, before me, the subscriber, a Notary Public of the State and City/County aforesaid, personally appeared Serkan Gokmener and Ricardo Scattolini, as Authorized Signors, on behalf of There are Seven, LLC, a Maryland limited liability company, and that they, as such Authorized Signors, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by themselves as Authorized Signors.

As witness, my hand and notarial seal.

Notary Public

CHRISTOPHER A SULIN
Notary Public - Maryland
Harford County
My Commission Expires on
May 2, 2028

My Commission expires: May 2, 2028

THIS IS TO CERTIFY that the within Deed of Assignment was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

_____(SEAL)
Jeffrey S. Yablon, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Legacy Settlement Services, LLC
2936 O'Donnell Street
Baltimore, MD 21224

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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 There are Seven LLC

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

104 North Smallwood Street, Baltimore, MD 21223

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

There are Seven LLC
Name of Entity

By

Serkan Gokmener 12/13/24
Name **Date

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.

01/22