BALTIMORE CITY CIRCUIT COURT (Land Records) MB 21660 p.408 MSA_CE_164_30817. Date available 12/13/2019. Printed 10/23/2026.

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After Recording Return to:
New World Title Company, LLC
1407 York Road, Suite 304
Lutherville, MD 21093
File No.: 1931348

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
12/5/19 9418 $190.00
Date Transaction # Amount
Authorized Signature

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT, made this 15th day of November, 2019, by and between **IMMOBILIER CAP KS, LTD.**, a Maryland corporation, party of the first part ("Grantor" or "Assignor"), and **MARCOS SILBERMAN**, party of the second part ("Grantee" or "Assignee");

WITNESSETH, that in consideration of **EIGHTEEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS ($18,700.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and assign unto **MARCOS SILBERMAN**, party of the second part, as sole owner, his heirs, personal representatives, successors and/or assigns, all that leasehold interest in that piece or parcel of land situate, lying and being in Baltimore City, State of Maryland, described as **1706 E. Lanvale Street** 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 of Assignment dated September 25, 2019 and recorded among the Land Records of Baltimore City, in Liber M.B. No. 21473, folio 422 was granted and assigned from Henry Raymond, Director of Finance and Collector of Taxes for the City of Baltimore and the State of Maryland unto IMMOBILIER CAP KS, LTD., a Maryland corporation the within named Assignor.

Tax Account No: 08-05-1456-076

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, his heirs, personal representatives, successors and/or 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 $84.00 payable half-yearly on the 1st days of March and September and in each and every year.

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

All taxes for which assessments have been Received have been paid as of this date
December 5, 2019
Director of Finance of Baltimore City By

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
12/5/19 342511 $280.50
Date Cash Slip # Amount
Authorized Signature

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Witness hand and seal of the said party of the first part.

WITNESS:

IMMOBILIER CAP KS, LTD., a Maryland corporation

_____
Witness

By: _____**(SEAL)**
Kenneth Temnor, Authorized Person

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

On this 15th day of NOVEMBER, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **KENNETH TEMNOR** who acknowledged himself to be the Authorized Person of the Grantor corporation, and that as such officer being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Inder Singh
Notary Public

INDER SINGH
Notary Public-Maryland
Montgomery County
My Commission Expires
January 21, 2023

My commission Expires: 1/21/2023

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, Esquire

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EXHIBIT "A"

1706 E. Lanvale Street
Baltimore City Tax ID Number 08-05-1456-076

All that lot of ground situate in Baltimore City, Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the north side of Lanvale Street at the distance of 29 feet (previously erroneously referred to as 20 feet in the prior title deed)9 1/2 inches westerly from the corner formed by the intersection of the north side of Lanvale Street and the west side of Regester Street, and running thence westerly on the north side of Lanvale Street 14 feet 9 3/4 inches, thence northerly parallel with Regester Street 75 feet to the south side of a 10 foot alley parallel with Lanvale Street, thence easterly on the south side of said alley with the use thereof in common 14 feet 9 3/4 inches, and thence southerly parallel with Regester Street 75 feet to the place of beginning.

The improvements thereon being known as 1706 East Lanvale Street, Baltimore, Maryland - 21213.

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1456

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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

2019

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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 IMMOBILIER CAP KS, LTD., a Maryland corporation

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

1706 E. Lanvale Street, Baltimore, MD 21213

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

Signature / Date

3b. Entity Transferors

Witness/Attest

IMMOBILIER CAP KS, LTD., a Maryland corporation
Name of Entity

Signature / Date 11/15/19

KENNETH TEMNOR
Name

Vice President Legal
Title

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RECEIVED FOR RECORD
CIRCUIT COURT FOR
BALTIMORE CITY

2019 DEC -4 A 11 01

20
40

93.50

UB

1456 RS

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Register 01
LR - Deed (w Taxes)
Recording only ST20.00
Name: M SILBERMAN
Ref: 1706 E LANVALE
LR - Deed (with Taxes)
Surcharge          40.00
LR - Deed State
Transfer Tax       93.50
LR - NR Tax - 1kd 0.00
SubTotal:         153.50
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Total:            153.50
12/05/2019  02:26
CC24-LE
#13088674 CC0801 -
Baltimore City
Mitchell/CC0R 01 01 -
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