Tax ID No. 07-08-1191-017
Abode Settlement Group, LLC
File No. **22-9946**

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
1/12/23 23006001 $1,080.00
Date Transaction # Amount
Authorized Signature

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This Deed of Assignment

, made this 25th day of October, 2022, by and between Kathleen McCall, Grantor, party of the first part;

and

1043 N Caroline LLC, Grantee, its successors and assigns, party of the second part.

- Witnesseth -

That in consideration of the sum of One Hundred Eight Thousand And 00/100 Dollars ($108,000.00), 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 assigns

the LEASEHOLD interest in

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

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

BEGINNING FOR THE SAME thereof on the east side of Caroline Street at a point distant 50 feet southerly from the corner formed by the intersection of the south side of Chase Street and the east side of Caroline Street: and running thence easterly 150 feet binding on Joshua Registers lot to Dallas Street; thence southerly on Dallas Street 30 feet; thence westerly parallel with Chase Street 100 feet to Caroline Street; thence northerly binding on Caroline Street 30 feet to the place of beginning. -1191

The improvements thereon now being known as no. 1043 North Caroline Street Baltimore, Maryland - 21205.

BEING the leasehold property which, by ASSIGNMENT DEED dated February 26, 2001, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 1422, Folio 384, was granted and conveyed by DOROTHY M. WILLIAMS AND CONNIE D. BETTS AS THE DIRECTOR-TRUSTEES OF 1043 N. CAROLINE STREET CORPORATION unto LEROY MCCALL, JR. AND KATHLEEN MCCALL

Leroy McCall, Jr who has since departed this earth on or about November 11, 2021, conveying the property as Leasehold to Kathleen McCall

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 successors 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 **$0.01** payable **half-yearly** on the **8th** days of **February and August** in each and every year.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

All taxes (or water assessments have been
Received have been paid as of this date
Director of Finance of Baltimore City By
1/12/23

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
1/12/23 398935 $1,620.00
Date Cash Slip # Amount
Authorized Signature

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 25491, p. 0423, MSA_CE164_34648. Date available 01/23/2023. Printed 06/27/2025.

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Grantor hereby declares and affirms that the property herein described, in the City of Baltimore, State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

Witness the hand and seal of the said Grantor.

WITNESS:

Witness

Kathleen McCall {SEAL}

City of Baltimore, State of Maryland :

On this the **25th** day of **October**, **2022**, before me, a Notary Public, in the jurisdiction aforesaid, the undersigned Officer, personally appeared **Kathleen McCall**, known to me (satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same in my presence for the purposes therein contained.

I hereunto set my hand and official seal.

KIMBERLY ANA GAVLIN NOTARY PUBLIC HOWARD COUNTY, MD

Notary Public
My commission expires 9/21/23

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 Court of Appeals of Maryland.

Attorney

AFTER RECORDING, PLEASE RETURN TO:
Abode Settlement Group, LLC
10308B Baltimore National Pike
Ellicott City MD 21042

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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

2022

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: Kathleen McCall

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

1043 N Caroline Street, Baltimore, MD 21205

3. Reasons for Exemption

Resident Status

[X] 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

Kathleen McCall — Name

10/25/22 — **Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

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

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 25491, p. 0425, MSA_CE164_34648. Date available 01/23/2023. Printed 06/27/2025.

3003.

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LR - Deed (w Taxes) 120.00
Recording only
Name: KATHLEEN
MCCALL/1043 N CAROLINE
LLC
Ref: 1043 N CAROLINE
ST
LR - Deed (with Taxes) 40.00
Surcharge
LR - Deed State 540.00
Transfer Tax
LR - NR Tax - 1kd 0.00

SubTotal: 600.00

Total: 600.00

01/19/2023 09:54
CC24-AH

#169241 25 CC0801 -
Baltimore City
Mitchell1/CC08.01.21 -
Register 21

11918R3

40
20
540

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 25491, p. 0426, MSA_CE164_34648. Date available 01/23/2023. Printed 06/27/2025.