BALTIMORE CITY CIRCUIT COURT (Land Records) MB 22452 p.6 MSA_CE_164_31609. Date available 12/16/2020. Printed 11/11/2026.

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CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
11/23/20 (Date) 6931 (Transaction #) $275.00 (Amount)
Authorized Signature

File No. 20-7347
Tax Account #15-05-3013-022
2941 Clifton Ave., Baltimore, MD 21216

THIS DEED OF ASSIGNMENT, Made this 19th day of June 2020, by and between SLOAN PROPERTIES, LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and MARCOS SILBERMAN, party of the second part, Grantee.

WITNESSETH:

THAT for and in consideration of the sum of TWENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS ($27,500.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said party of the second part, his personal representatives and assigns, all that lot of ground situate and lying in Baltimore City, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME the south side of Clifton Avenue at a point distant 120 feet easterly from the corner formed by the intersection of the south side of Clifton Avenue and the east side of Longwood Street (formerly Eighth Street) which place of beginning is designated to be at the center of the partition wall there erected and running thence easterly binding on the south side of Clifton Avenue 15 feet to the center of the partition wall there erected thence southerly passing through the center of said last mentioned partition wall and continuing the same course parallel with Longwood Street 110 feet to the north side of an alley 10 feet wide there laid out, thence westerly binding on the north side of said alley with the use thereof and the alleys with which it communicates in common 15 feet to intersect a line drawn southerly and parallel with Longwood Street and thence northerly reversing the line so drawn and binding thereon 110 feet to the place of beginning.

/3013

THE improvements thereon being known as 2941 Clifton Avenue, Baltimore, MD 21216.

BEING the same property described in a Deed dated August 22, 2013, and recorded among the Land Records of Baltimore City in Liber 15666, folio 390, from Mohamed Majeed to Sloan Properties, LLC.

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 party of the second part, his personal representative and assigns, for all the residue of the terms of years yet to come and unexpired therein with the benefit of renewal forever; subject to the payment of the annual rent of $96.00 payable half-yearly on the 23rd days of March and September, in each and every year.

In the previous Deed recorded in Liber 15666, folio 390, the ground rent is erroneously stated as $.96 payable half-yearly on the 23rd days of March and September in each and every year. The correct

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax Paid
11/23/20 (Date) 35207 (Cash Slip #) $4,125.00 (Amount)
Authorized Signature

All taxes for which assessments have been Received have been paid as of this date
8/26/20
Director of Finance of Baltimore City By

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amount of the ground rent is $96.00 as set forth in a Lease dated September 23, 1953, and recorded among the Land Records of Baltimore City in Liber 9282, folio 431 between The Maryland State Housing Company and Herbert Kaufman, Widower.

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

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

WITNESS:

SLOAN PROPERTIES, LLC

BY: Keith Roberts

KEITH ROBERTS, Managing Member

STATE OF MARYLAND,

COUNTY, to wit: Essex

I HEREBY CERTIFY that on this ~~19th~~ 19th (KR) day of June 2020, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared KEITH ROBERTS, who acknowledged himself to be the Managing Member of SLOAN PROPERTIES, LLC, a Maryland Limited Liability Company, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence the name of the Maryland Limited Liability Company by himself as such Managing Member, and further certifies 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 Grantor.

AS WITNESS my hand and Notarial Seal.

DENIS O. RUDDER SR
Commission # 2396923
Notary Public, State of New Jersey
My Commission Expires
June 02, 2025

Notary Public

My commission expires:

This is to certify that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney.

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I hereby certify that this 19th day of June, 2020, the within instrument was prepared by, or under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

G. Russell Donaldson, Maryland Attorney

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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

2020

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 Sloan Properties, LLC

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

2941 Clifton Avenue

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 Glen R Sewell

Sloan Properties, LLC
Name of Entity

Keith Roberts
By

Keith Robert 6/19/20
Name **Date

Managing 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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6103

3013 MG

40
20
137 50
0

RE

Register 14
LR - Deed (w Taxes)
Recording only $120.00
Name: SLOAN PROPERTIES
/ MARCOS SILBERMAN
Ref: 2941 CLIFTON AVE
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 137.50
LR - NR Tax - 1kd 0.00
SubTotal: 197.50
Total: 197.50
12/09/2020 11:28
CC24-DE
#143571128 CC0801 -
Baltimore City
Mitchell/CC08.01.14 -

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State of Maryland Land Instrument Intake Sheet

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☒ Baltimore City ☐ County: _____

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only–All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments ([ ] Check Box if addendum Intake Form is Attached.)

[X] Deed / Deed of Trust	[ ] Mortgage / Lease	[ ] Other	[ ] Other

2 Conveyance Type Check Box

[X] Improved Sale Arms-Length *[1]*	[ ] Unimproved Sale Arms-Length *[2]*	[ ] Multiple Accounts Arms-Length *[3]*	[ ] Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 27,500.00	Transfer Tax Consideration	$
Any New Mortgage	$	X ( )% =	$
Balance of Existing Mortgage	$	Less Exemption Amount –	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value:	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 40.00	$
State Recordation Tax	$ 275.00	$
State Transfer Tax	$ 137.50	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC
	15-05-3013-022	15666/390			(5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
				15666/390	

Location/Address of Property Being Conveyed (2): 2941 Clifton Ave, Baltimore, MD 21216

Other Property Identifiers (if applicable): | Water Meter Account No.:

Residential [X] or Non-Residential [ ] | Fee Simple [ ] or Ground Rent [X] Amount: 96.00

Partial Conveyance? [ ] Yes [X] No | Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Sloan Properties LLC, By Keith Roberts, Managing Member	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Marcos Silberman	

New Owner's (Grantee) Mailing Address: 11108 STACKHOUSE CT, POTOMAC MD 20854

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Kiersten Gavlin

Firm: Abode Settlement Group, LLC

Address: 10308B Baltimore National Pike

Ellicott City MD 21042 Phone: (410) 465-9200

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTCOPY MUST ACCOMPANY EACH TRANSFER

[ ] Yes [X] No Will the property being conveyed be the grantee's principal residence?

[ ] Yes [X] No Does transfer include personal property? If yes, identify: _____

[X] Yes [ ] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification . Agricultural Verification . Whole . Part . Tran. Process Verification

Transfer Number Date Received: Deed Reference: Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: [ ] Clerk's Office [ ] Office of Finance [ ] SDAT [ ] Preparer

AOC-CC-300 (5/2007)

20-7347