BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 26324 p.443 MSA_CE_164_35481. Date available 10/18/2023. Printed 11/16/2026.

CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
10/12/23 24002574 $3550.00
Date Transaction # Amount
Authorized Signature

1/2

Case No.: 3-67313-23
Title Insurer: First American Title Insurance Company
Tax Account No.: 12-06-3830-022

UNIVERSAL TITLE
8015 Corporate Drive, Suite G
Nottingham, MD 21236

DEED OF ASSIGNMENT

THIS ASSIGNMENT, made this 5th day of September, 2023, by and between Mercedes C. Salvania, as Life Tenant with full powers, party of the first part, and Goode Deeds LLC, a Maryland limited liability company, party of the second part,

WITNESSETH, that for and in consideration of the sum of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($355,000.00), 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 assign unto the party of the second part, his/her personal representative, heirs and assigns as sole owner, the leasehold interest in all that property situate in Baltimore City, State of Maryland, as described as follows:

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
10/12/23 41305 $5,325.00
Date Cash Slip # Transfer Tax Paid Amount
Authorized Signature

All taxes for which assessments have been Received have been paid as of this date 9/15/23
Director of Finance of Baltimore City By

BEGINNING FOR THE SAME on the west side of St. Paul Street at the distance of 33 feet 4 inches northerly from the intersection of the west side of St. Paul Street with the north side of Twenty Fourth Street (formerly Fifth Street) and running thence northerly binding on St. Paul Street 16 feet 8 inches thence westerly parallel with Twenty-Fourth Street 85 feet three inches to the east side of an alley 9 feet wide, thence southerly binding on said alley with the use thereof in common and parallel with St. Paul Street 16 feet 8 inches and thence easterly by a straight line 85 feet 3 inches to the place of beginning.

For informational purposes only: The improvements thereon being known as 2404 Saint Paul Street, Baltimore, MD. ← 3830

Tax ID No.: 12-06-3830-022

Being the same property conveyed to Mary Sara C. Salvania Gardner by deed from Mercedes C. Salvania, Life Tenant, dated December 6, 2021, and recorded among the Land Records of Baltimore City, Maryland on March 16, 2022, in Liber 24380, in Folio 398.

And Being the same property conveyed to Mercedes C. Salvania by deed from Mary Sara Salvania, nka Mary C. Salvania Gardner, dated March 20, 2019, and recorded among the Land Records of Baltimore City, Maryland on March 26, 2019, in Liber 20976, in Folio 169.

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SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, 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 payment of the annual ground rent of $150.00, payable half-yearly on the 1st days of April and October, in each and every year.

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,

Mercedes C. Salvania

STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

I hereby certify that on the 30th day of August, 2023, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County/City aforesaid, personally appeared Mercedes C. Salvania, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Signature of Notary Public

My Commission Expires:

SCOTT N SURELL
Notary Public - State of Maryland
Baltimore County
My Commission Expires Oct 9, 2026

After recording return to:
Universal Title
8015 Corporate Drive
Suite G
Baltimore MD 21236
(703) 354-2100

GRANTEE ADDRESS:

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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.

Scott N. Surell, 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

2023

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 Mercedes C. Salvania

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

2404 Saint Paul Street, 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

Mercedes C. Salvania — 8/30/23

Name — **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.

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BALTIMORE CITY TENANT AFFIDAVIT

(Please mark, and complete if necessary, which statement applies to the sale of the aforesaid property)

_____ **TENANT HAS NOT RESPONDED TO OFFER OF SALE**

The property known as _____ in Baltimore City had been let to _____ as a single family residence, and an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code was sent on _____ to _____ (tenant's last known address), being the last address known to me, of the aforenamed tenant and I have received no response to said offer of sale.

_____ **PROPERTY OCCUPIED BY PURCHASER/TENANT IS PURCHASER**

The Grantee herein was the tenant occupying the property for the last six (6) months, and therefore, Ordinance No. 1228 adding Section 46-55 to Article 13 of the Baltimore City Code is not applicable.

_____ **PROPERTY UNOCCUPIED BY ANYONE**

The property _____ has not been occupied by a tenant within the last six (6) months of the date of transfer, and therefore Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

✓ **SELLER AS OCCUPANT**

The Grantor herein occupied the property 2404 St Paul St and therefore Ordinance No. 1228 adding Sections 46-55 to Article 13 of the Baltimore City Code is not applicable.

_____ **TENANT RESPONDED BUT FAILED TO CONTRACT**

_____ being the tenant of the property known as _____ in Baltimore City, following an offer of sale as required by Section 49(A) of Article 13 of the Baltimore City Code sent _____ has failed to enter into a contract to purchase said property in the manner and time provided by Sections 47 thru 52 of Article 13 of the Baltimore City Code.

Dated this 30 day of August, 2023

Mercedes C. Salvania

STATE OF MARYLAND
CITY OF BALTIMORE, to wit:

I hereby certify that on the 30th day of August, 2023, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Mercedes C. Salvania, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

_____
Signature of Notary Public

My Commission Expires

SCOTT N SURELL
Notary Public - State of Maryland
Baltimore County
My Commission Expires Oct 9, 2026

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3012

3830

1)40
20
1,775.

LR - Deed (w Taxes) $120.00
Recording only
Name: MERCEDES SALVANIA/GOODE DEEDS LLC
Ref: 2404 SAINT PAUL ST
LR - Deed (with Taxes) 40.00
Surcharge
LR - Deed State Transfer Tax 1,775.00
LR - MR Tax - 1kd 0.00

Subtotal: 1,835.00

Total: 1,950.00
10/16/2023 02:46
CC24-AH
#17633306 CC0801 - Baltimore City
Mitchell/CC08.01.21 - Register 21