CITY OF BALTIMORE MARYLAND
Bureau of Revenue Collections
Recordation Tax Paid
5/15/24 2400449 $765.00
Date Transaction # Amount
Alicia Langford
Authorized Signature

**Abode Settlement Group, LLC**
File No. **23-10725**
Tax ID # **14-04-0315-005**

**This Deed**, made this 19th day of December, 2023, by and between **LOVACA LLC, a Maryland limited liability company**, GRANTOR, and **700 LINWOOD LLC. a Maryland limited liability company**, GRANTEE.

## Witnesseth –

**That in consideration** of the sum of Seventy-Six Thousand Two Hundred and 00/100 Dollars ($76,200.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

**BEGINNING FOR THE SAME** of the Southwest side of McCulloh Street at the distance of Sixty-Seven Feet Six Inches Northwesterly from the corner formed by the intersection of the Southwest side of McCulloh Street and the Northwest side of Presstman Street and running thence Northwesterly binding on the Southwest side of McCulloh Street Sixteen Feet Six Inches to the center of the Partition wall there situate thence Southwesterly through the center of said last mentioned partition wall and continuing the same course parallel with Presstman Street in all Seventy-Five feet more or less to an Alley Ten feet wide thence Southeasterly binding on the said Alley Ten Feet wide with the use thereof in common with others Sixteen Feet Fix Inches to a point intersected by a straight line drawn Southwesterly from the place of beginning through the center of said first mentioned Partition Wall and continuing the same course parallel with Presstman Street and thence Northeasterly reversing the line so drawn and binding thereon Seventy-Five Feet more or less to the place of beginning.

The improvements thereon being known as 2008 McCulloh Street, Baltimore, Maryland - 21217

315

All taxes for which assessments have been Received have been paid as of this date
5/19/24
Director of Finance of Baltimore City By

**BEING** the leasehold property which, by Deed of Assignment dated January 10, 2022, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 24589, Folio 86, was granted and conveyed by MCK BAPAZ Capital LLC unto Loyaca LLC.

**AND BEING** the leasehold property which, by Trustees Deed dated November 19, 2021, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 24507, Folio 325, was granted and conveyed by Paticia B. Jefferson, Chapter 11 Trustee for the Bankruptcy Estate of SDI Properties, LLC unto MCK Bapaz Capital, LLC. LLC.

CITY OF BALTIMORE, MARYLAND
Bureau of Revenue Collections, Transfer Tax Division
Transfer Tax $1,143.00
Cash Slip #
5/15/24
Date
Authorized Signature

**Together with** the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **700 LINWOOD LLC. a Maryland limited liability company**, in fee simple.

**And** the Grantor 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.

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 26945, p. 0320, MSA_CE164_36102. Date available 06/06/2024. Printed 06/27/2025.

**Witness** the hand and seal of the said Grantor.

WITNESS:

Witness

**LOVACA LLC, A MARYLAND LIMITED LIABILITY COMPANY**

By: _____{SEAL}
**FERNANDO V. PLASTINO, MANAGING MEMBER**

**City of Baltimore, State of Maryland :**

AND NOW, this 19th day of December, 2023, before me, the undersigned Notary Public, appeared **FERNANDO V. PLASTINO**, who acknowledged himself to be the **MANAGING MEMBER** of **LOVACA LLC, a Maryland limited liability company**, a corporation, and he, as such **MANAGING MEMBER** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in my presence the name of the limited liability company by himself as such **MANAGING MEMBER**.

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

KIMBERLY ANN CAVLIN NOTARY PUBLIC HOWARD COUNTY, MD

Notary Public
My commission expires 7/21/27

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.

Ned W. Livornese, Attorney

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

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 26945, p. 0321, MSA_CE164_36102. Date available 06/06/2024. Printed 06/27/2025.

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: LOVACA LLC, a Maryland limited liability company

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

2008 MCCULLOH ST, Baltimore, MD 21217

**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: Kimberly Allen

LOVACA LLC, A MARYLAND LIMITED LIABILITY COMPANY
Name of Entity

By _____

FERNANDO V. PLASTINO
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.

01/22

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 26945, p. 0322, MSA_CE164_36102. Date available 06/06/2024. Printed 06/27/2025.

3120

315

BALTIMORE CITY CIRCUIT COURT (Land Records) XAC 26945, p. 0323, MSA_CE164_36102. Date available 06/06/2024. Printed 06/27/2025.

LR - Deed (w Taxes)
Recording only $120.00
Name: LOYACA LLC/700
LINWOOD LLC
Ref: 2008 MCCULLOH ST
LR - Deed (With Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 381.00
SubTotal: 441.00
Total: 441.00
06/04/2024 03:01
CC08-CHK
#18178170 CC0801 -
Baltimore City
Mitchell/CC08.01.05 -
Register 05

40
20
381