

RECEIVED MARYLAND
 VENUE Collections
 1/13/2020 2:00:18 PM \$1,525.00
 Land Transaction # Amount
 Authorized Signature

File # 191343
 Parcel ID # 19-10-0720-016A

DEED

This Deed, made this 10th day of Jan, 2020 by and between
 611 S. Monroe Street, LLC, a Maryland limited liability company, party of the first part,
 and Larry R. Arrington, party of the second part, and Gail R. Arrington and La'Shaia
 R. Arrington, parties of the third part;

Witnesseth, that in consideration of \$152,500.00 and other good and valuable
 consideration, the receipt whereby is hereby acknowledged, the said party of the first part
 do(es) grant and convey unto, Larry R. Arrington as sole owner, party of the second
 part, a life estate with full powers, with a remainder unto Gail R. Arrington and La'Shaia
 R. Arrington, parties of the third part, as joint tenants with rights of survivorship,
 fee simple all that piece or parcel of land situate, lying and being in Baltimore City,
 Maryland and described as follows, that is to say:

**BEGINNING FOR THE SAME on the east side of Monroe Street at a distance
 of 75 feet south of Eagle Street and running thence binding on said east side of
 Monroe Street south 2 degrees 37 minutes east 60 feet, thence for a line of
 division now made parallel with Eagle Street, north 87 degrees 18 minutes east
 203 feet and 8.5 inches to the former west side of Addison Street, now closed,
 thence binding thereon north 2 degrees 37 minutes west 60 feet and thence
 parallel with Eagle Street, south 87 degrees 18 minutes west 203 feet 8.5 inches
 to the place of beginning.**

The improvements thereon being known as 611 South Monroe Street.

**TOGETHER WITH the right to the use in common with others existing
 alleyway approximately 15 feet in width, which binds along the southern
 boundary of the lot hereby conveyed, for the purpose of vehicular and pedestrian
 ingress and egress between the improvements located on the lot hereby
 conveyed and South Monroe Street. Grantee shall have the right, at its expense,
 to continue to maintain the existing gate located at the point where the said alley
 intersects with South Monroe Street, provided that the gate remains open
 between the hours of 8:00 a.m. and 5:00 p.m. each day (other than Saturdays
 Sundays and holidays) and provided further that all owners or occupants of any
 buildings located on or serviced by the alley shall be given duplicate keys to the
 gate. Grantee shall keep the gate in good condition and repair and all expenses in
 connection with the maintenance and repair of the gate shall be paid by Grantee.
 Grantee shall maintain the alley in good condition and repair, and any expenses
 incurred in connection with the maintenance and repair of the alley shall be paid
 by Grantee.**

All taxes for which assessments have been
 received have been paid as of this date
 Director of Finance of Baltimore City By
 SAUNDERS 1/13/2020

CITY OF BALTIMORE, MARYLAND
 Bureau of Revenue Transfer Tax Division
 1/13/2020 3:49:30 PM
 \$7,257.50
 Amount

TOGETHER WITH the right of the use in common with others of the existing sanitary sewer line which services the improvements on the lot hereby conveyed and also services certain of the improvements located on the remaining property as described in a deed dated September 28, 1979, and recorded among the Land Records of Baltimore City in Liber WA 3819, folio 704, made between Mervin J. Hirsch and Minna S. Hirsch, husband and wife, and Joseph D. Levenson, known as 613-663 South Monroe Street. Said Grantors, Mervin J. Hirsch and Minna S. Hirsch, husband and wife, in said deed reserved unto the owners of the property known as 613-663 S. Monroe Street, the right to install a separate sanitary connection to the improvements on the lot thereby conveyed. If now or at any time hereafter the improvements on the lot hereby conveyed shall be serviced by a separate sanitary sewer line, the right of the Grantee to the use of the existing sanitary sewer line shall cease. Said Grantors, Mervin J. Hirsch and Minna S. Hirsch, husband and wife, in the above mentioned deed also reserved unto the owners of the property known as 613- 663 S. Monroe Street the right to relocate the existing sanitary sewer line provided that such relocation shall be done at reasonable times so as to minimize to the extent reasonably possible the disruption of the Grantee's sewer service resulting from such relocation.

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

BEING the same property which by Deed dated December 4, 2008 and recorded January 7, 2009 in Book 11275, page 262 among the Land Records of Baltimore City, which was granted and conveyed by James Parsons, Sr., and Charlotte Parsons, unto the grantor(s) herein.

To have and to hold the said described lot of ground and premises to the said party of the second part during the term of his natural life, with full power in him at any time to sell, lease, mortgage, or otherwise dispose of (except by Last Will and Testament), said property or any interest therein, including the absolute estate at any time during his natural life, and the proceeds of any sale thereof or any money borrowed by any mortgage thereof, to take dispose of in any such manner without any obligation on the part of the purchaser, mortgagee, lessee or grantee, to see to the application of the purchase money or money so borrowed or any money which may be the proceeds of any sale, mortgage, lease or disposition or any part of or any interest in said property and from and immediately after the death of the last survivor of **Larry R. Arrington**, after said property or any interest therein as may not have been disposed of by the said last survivor of **Larry R. Arrington** during his lifetime, then unto the said **Gail R. Arrington** and **La'Shaia R. Arrington**, as joint tenants with rights of survivorship, their personal representatives, successors and/or assigns in fee simple.

The said party of the first covenant(s) that it will warrant specially the property conveyed; and that it will execute such further assurances of said land as may be requisite.

Witness the hands and seals

**611 S. Monroe Street, LLC,
a Maryland limited liability company**

Naos
**By: Barbara R. Naos, Trustee of the
Barbara R. Naos 2018
Revocable Trust, Sole Member**

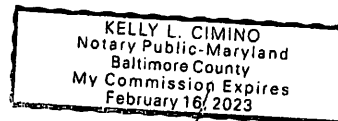
STATE OF Maryland
COUNTY OF Baltimore

On this 10th day of Jan, 2020, before me, the undersigned officer, personally appeared **Barbara R. Naos, as Trustee of the Barbara R. Naos 2018 Revocable Trust, Sole Member of 611 S. Monroe Street, LLC, a Maryland limited liability company**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Kelly L. Cimino
NOTARY PUBLIC

My commission expires: 2/16/23



I certify that this instrument has been prepared under the supervision of an attorney approved to practice before the court of appeals.

Richard H. Rosario
Richard H. Rosario, MD Attorney At Law

Return To: Omni Land Settlement Corp.
9603 Deereco Road, Ste. 300
Timonium, Maryland 21093

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 Coll S. Monroe Street, LLC

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

611 South Monroe Street, Baltimore, MD 21223

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

Name of Entity

By

Barbara P. Naos

Name

Trustee of the Barbara P. Naos

Title

2018 Revocable Trust, Sole Member

** 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.

5157

BALTIMORE CITY CIRCUIT COURT (Land Records) MB 21770, p. 0025, MSA_CE164_30927. Date available 01/16/2020. Printed 09/29/2021.

LR - Deed (w Taxes)
 Recording only \$120.00
 Name: 611 S MONROE ST
 LLC/L ARKINGTON
 Ref: 611 S MONROE
 STREET
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 762.50
 LR - NR Tax - 1kd 0.00
 Subtotal: 822.50
 Total: 822.50
 01/13/2020 11:33
 CC24-TS
 #13242679 CC0801 -
 Baltimore City
 Mitchell/CC08.01.05 -
 Register 05

40
 20 75
 762.50

719 ~~RP~~