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0027122 206

Tax ID: 03-19-076460
File Number: 252
Property Address: 2801 Old Court Road, Baltimore, MD 21208

THIS DEED, MADE THIS 5th day of June, in the year 2008 by and between Illa R. Stern, party of the first part, and Five M, LLC, party of the second part.

WITNESSETH, That in consideration of the sum of One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, its successors and assigns, in FEE SIMPLE, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at a stake set on the South side of Old Court Road at the beginning of the land secondly described in Deed dated March 2, 1942 and recorded among the Land Records of Baltimore County in Liber CHK No. 1218, folio 143, which was conveyed by Laurenson Riggs and wife to Daniel M. Van Sant and wife; thence leaving said place of beginning and running for new lines of division through the parcel firstly described in the aforementioned deed, referring all courses to said Deed, South 17 degrees 42 minutes 10 seconds East 1139.77 feet to a pipe at the end of the fourth line of the aforesaid second parcel; thence binding on the fifth, sixth and seventh lines of the second parcel of the above mentioned Deed South 72 degrees 49 minutes West 285 feet to a pipe, North 18 degrees 51 minutes West 1236.3 feet to a pipe on the South side of Old Court Road, and thence binding along the South side of Old Court Road, due East, 325 feet to the place of beginning.

The improvements thereon being known as 2801 Old Court Road.

BEING the same parcel of ground which by Deed dated January 12, 1962 and recorded among the land records of Baltimore County, in Liber 3945, folio 454 was granted and conveyed by Sidney Lansburgh, Jr. unto Samuel Stern and Illa R. Stern. Whereas the said Samuel Stern having since departed this life thereby vesting fee simple title to Illa R. Stern, the grantor herein.

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 Five M, LLC, its successors and assigns in FEE SIMPLE.

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

WITNESS the hands and seals of said Grantor.

Test:

Illa R. Stern (SEAL)

State Of Maryland, County Of Baltimore, to wit:

I Hereby Certify, That on this 5th day of June, in the year 2008, before me, the subscriber, a Notary Public of the State of Maryland, County aforesaid personally appeared Illa R. Stern known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her/their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal



REBECCA B. MAUMENE
Notary Public, State of Maryland
City of Baltimore
My Commission Expires June 23, 2011

[Signature]

My Commission Expires: _____, _____

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

Peter H. Burstein, Esquire

AFTER RECORDING, RETURN TO:

Real Estate Title and Escrow
1425 Clarkview Road, Suite 800
Baltimore, MD, 21209

0027122 208

2008
Maryland
Form

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence

Property: **2801 Old Court Road
Baltimore, MD 21208**

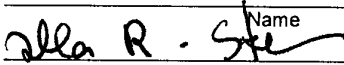
File Number: **252**

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	
Illa R. Stern	

2. Reason for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> 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	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121 and is 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	Illa R. Stern Name  Signature
3b. Entity Transferors	
Witness/Attest	Name of Entity
	By:
	Name
	Title

0027122 209

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Baltimore

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)

Form with 11 numbered sections: 1. Type(s) of Instruments, 2. Conveyance Type, 3. Tax, 4. Consideration and Tax Calculations, 5. Fees, 6. Description of Property, 7. Transferred From, 8. Transferred To, 9. Other Names to Be Indexed, 10. Contact/Mail information.

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
IR TAX STATE 5,500.00
TOTAL 5,540.00
Rest BAO3 Recd \$ 42854

Section 11: IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER. Includes Assessment Information and Instrument Information.

DUPLICATE PAID RECEIPT

Addendum
State of Maryland Land Instrument Intake Sheet
 Baltimore City County: _____

The addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

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

5 (Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Recording Charge	\$	\$	\$	\$
	Surcharge	\$	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
7 (Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)		Doc. 4 - Grantor(s) Name(s)		
	Five M, LLC				
	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)		
	Doc. 3 - Owner(s) of Record, if Different from Grantor(s)		Doc. 4 - Owner(s) of Record, if Different from Grantor(s)		
	Doc. 5 - Owner(s) of Record, if Different from Grantor(s)		Doc. 6 - Owner(s) of Record, if Different from Grantor(s)		
8 (Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)		Doc. 4 - Grantee(s) Name(s)		
	Midstate Federal Savings and Loan Association				
	Doc. 5 - Grantee(s) Name(s)		Doc. 6 - Grantee(s) Name(s)		
9 (Continued) Other Names to be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)		Doc. 4 - Additional Names to be Indexed (Optional)		
	Doc. 5 - Additional Names to be Indexed (Optional)		Doc. 6 - Additional Names to be Indexed (Optional)		
Special Instructions	Special Recording Instructions (if any)				

03-19-076460
 RECORDATION TAX NOT REQUIRED
 Director of Budget and Finance
 BALTIMORE COUNTY, MARYLAND
 T.P. ART 12-108
 DOC # 2 3 4 5
 Initial: [Signature]
 Date: 03/19/08