

ASSIGNEES' DEED - FEE SIMPLE

THIS ASSIGNEES' DEED, Made this 10th day of August, 2011, by and between PAUL J. COHEN, ASSIGNEE, as hereinafter described, party of the first part, and TRINITY PARTNERS, LTD, a Maryland Limited Liability Company, party of the second part.

WHEREAS, Kristal E. Weems and Candice Madden executed a Mortgage dated June 28, 2007, and recorded among the Land Records of Baltimore County in Liber SM 26020 folio 292, in favor of Lakeside National, LLC, to secure the payment of a mortgage debt in the original principal sum of \$100,000.00, with interest thereon, as is more fully set forth therein, and secured by the hereinafter described real property (hereinafter referred to as "Property"); and

WHEREAS, by Assignment Of Mortgage dated November 22, 2010, and recorded among the Land Records of Baltimore County, in Liber SM No. 30192 folio 297, LAKESIDE NATIONAL, LLC, the present owner and holder of the Purchase Money Mortgage, assigned its interest in said Purchase Money Mortgage to PAUL J. COHEN, as Assignee, to serve as Assignee for the purpose of exercising the power of sale provisions contained in the Purchase Money Mortgage upon default; and

WHEREAS, default was made in the payment of the aforesaid Purchase Money Mortgage, and the said Assignee was requested by Lakeside National, LLC to sell the Property at public auction pursuant to the terms set forth in the aforesaid Purchase Money Mortgage; and

WHEREAS, the said Assignees, after having first posted bond, advertised the time, place, and terms of such sale in The Jeffersonian, a newspaper published and having general circulation in Baltimore County, Maryland, the date of said Assignees' sale being fixed in said notice for February 1, 2011 at 11:00 a.m., at the premises, 17346 Big Falls Road, Monkton, MD 21111, and

WHEREAS, after giving notice of said sale to those parties entitled to notice pursuant to Rule 14-206 of the Annotated Code of Maryland, and Section 7-105 of the Real Property Article of the Annotated Code of Maryland, the Assignees did expose the Property for sale at public auction, on February 1, 2011 at 11:00 a.m., to the highest bidder for cash, at which sale TRINITY PARTNERS, LTD became the Purchaser of the Property for the sum of Ninety Two Thousand 00/100 Dollars (\$92,000.00), that being the highest bid received for the Property; and

WHEREAS, the said Assignees filed a Report Of Sale, and the said sale has been duly ratified and confirmed by an Order of the Circuit Court for Baltimore County in Case No. 03-C-10-14434, reference to which proceedings is hereby made; and

WHEREAS, the said purchase price has been paid in full and;

WHEREAS, none of the parties in interest is in the military service of the United States of America, and has not been for six months prior hereto, and is therefore not entitled to the benefits of the Servicemembers' Civil Relief Act of 2003.

WITNESSETH, that, PAUL J. COHEN, ASSIGNEE, party of the first part, in consideration of the premises and the sum of Ninety Two Thousand 00/100 Dollars (\$92,000.00) current money, to them in hand paid by the said TRINITY PARTNERS, LTD, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, do grant and assign unto the said TRINITY PARTNERS, LTD, party of the second part, its successors and assigns, the leasehold interest in all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH the improvements thereon and the appurtenances thereto and all the right, title, interest and estate of the parties to the aforesaid foreclosure proceedings, both at law and in equity, in and to the same.

TO HAVE AND TO HOLD the aforesaid property, with its appurtenances, unto the said TRINITY PARTNERS, LTD its successors and assigns, in fee simple.

AND, the said parties of the first part convey title to the property hereinabove described without any warranty whatsoever.

WITNESS the hands and seals of the said Assignees.

May E. Cohen
WITNESS

Paul J. Cohen
Paul J. Cohen, Assignee

STATE OF MARYLAND, COUNTY OF *BALTIMORE* TO WIT:

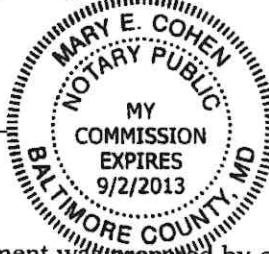
I HEREBY CERTIFY, that on this *10th* day of August, 2011 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared PAUL J. COHEN, Assignee, known to me (or satisfactorily proven), to be the Grantor herein, and he acknowledged the foregoing Assignees' Deed to be his act.

AS WITNESS my hand and Notarial Seal.

Mary E. Cohen

Notary Public

My commission expires:



THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]

David H. Cohen

AFTER RECORDATION PLEASE RETURN TO:

David H. Cohen, Esq.
Cohen and Forman, LLC
334 St. Paul Place
Baltimore, MD 21202
410-539-1230

BEGINNING FOR THE SAME at a point on the 2nd or South 15-1/2 degrees East 66.6 perch line in a Deed dated March 30, 1921, recorded in the Land Records Office of Baltimore County, Maryland, in Liber W.P.C. No. 547, folio 159, from William Watkins and Sasle E. Watkins, his wife, to Robert Hall, said point being South 21 degrees 57 minutes 16 seconds East 307.94 feet from a pipe heretofore set at the beginning of said line, thence running on part of that line, as now surveyed, South 21 degrees 57 minutes 16 seconds East 366.08 feet to a point at the end of the 3rd or North 56 degrees 30 minutes East 105.15 feet line in a Deed dated August 3, 1957, recorded in the Land Records Office of Baltimore County, Maryland in Liber G.L.B. No. 3244, folio 519, from Albert Meyers and wife to Lewis Meyers, thence reversely on said line South 50 degrees 40 minutes 24 seconds West 105.15 feet to the beginning of said line and to intersect the northeast side of a right of way, twenty feet wide, mentioned in a Deed dated April 18, 1959, recorded in the Land Records Office of Baltimore County, Maryland in Liber G.L.B. No. 3545, folio 490, from Albert Meyers and Helen Meyers, his wife, to Madelon B. Wye and William C. Wye, her husband, thence running with the above mentioned Lewis Meyers land and with the said northeast side of the said right of way South 21 degrees 19 minutes 36 seconds East 434.68 feet to a point in, or near, the centerline of Big Falls Road, thence running with said centerline of Big Falls Road South 50 degrees 16 minutes 55 seconds West 59.85 feet and South 59 degrees 01 minutes 53 seconds West 23.17 feet, to the point of intersection of said centerline of Big Falls Road with the centerline of an Ingress, Egress and Utility Easement, thence leaving said centerline of road for a new line of division and running on the said centerline of easement North 21 degrees 57 minutes 11 seconds West 724.10 feet, thence North 32 degrees 57 minutes 44 seconds East 226.05 feet to the place of beginning. Containing 2.1358 acres of land. Being known as No. 17346 Big Falls Road

BEING also known as Lot 1 as shown on the Minor Subdivision Plan of the Weems/Madden Property dated August 1, 2004 and prepared by Ruxton Design Corporation, Plat MS 04-129M on file with Baltimore County, Maryland.

SAID Lot 1 being subject to an Ingress, Egress and Utility Easement shown on said Plat MS 04-129M and being more fully described as **BEGINNING** for the same at the end of the fifth or South 59 degrees 01 minutes 53 seconds West 23.17 foot line mentioned above, said point being on the centerline of said Big Falls Road, thence running on the said centerline of Big Falls Road, South 59 degrees 01 minutes 53 seconds West 12.66 feet, thence North 21 degrees 57 minutes 12 seconds West 726.08 feet, thence North 68 degrees 02 minutes 48 seconds East 12.50 feet, thence North 32 degrees 57 minutes 44 seconds East 15.28 feet, thence South 21 degrees 57 minutes 12 seconds East 730.89 feet, thence South 59 degrees 01 minutes 53 seconds West 12.66 feet to the place of beginning. Said Lot 1 being also subject to the Future Highway widening shown on said Plat MS 04-129M. Said Lot 1 also being subject to a Use-In-Common private right-of-way, 20 feet wide, adjacent to the 3rd or South 21 degrees 19 minutes 36 seconds East 434.68 feet line above mentioned.

2011
MARYLAND
FORM

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

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 <i>PAUL J. COHEN, Mortgage Assignee</i>	

2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> 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(1), 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 <i>May E. Cohen</i>	Name <i>PAUL J. COHEN</i>
	Signature <i>[Signature]</i>
3b. Entity Transferors	
Witness/Attoral	Name of Entity
	By
	Name
	Title

of Instruments

Deed of Trust Lease Multiple Accounts Not an Arms-Length Sale [9]
 Improved Sale Unimproved Sale Arms-Length [1] Arms-Length [2] Arms-Length [3]

TR TAX STATE 460.00
 TOTAL 520.00
 Recpt # 14735
 JLE DC Blk # 2469
 AUG 23, 2011 01:13 PM

2 Conveyance Type Check Box
 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	
Purchase Price/Consideration	\$ 92,000.00	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$	X () % =	\$
Other:	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$ 1380.00
Full Cash Value	\$ 92,000.00	Recordation Tax Consideration	\$
		X () per \$500 =	\$ 460.00
		TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$	
Surcharge	\$ 40.00	\$	
State Recordation Tax	\$ 460.00	\$	
State Transfer Tax	\$ 460.00	\$	
County Transfer Tax	\$ 1380.00	\$	
Other	\$	\$	
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: 67 Property Tax ID No. (1): 0725-02-00114
 Grantor Liber/Folio: Map: Parcel No.: Var. LOG: (5)
 Subdivision Name: Lot (3a): Block (3b): Sect/AR(3c): Plat Ref.: SqFt/Acreage (4):
 Location/Address of Property Being Conveyed (2):
 17346 Rip Falls Road
 Other Property Identifiers (if applicable): Water Meter Account No.:
 Residential or Non-Residential Fee Simple or Ground Rent Amount: Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred:

7 Transferred From

Doc. 1 - Grantor(s) Name(s): Paul J. Cohen, Assisted
 Doc. 2 - Grantor(s) Name(s):
 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): Trinity Partners, L.P.
 Doc. 2 - Grantee(s) Name(s):
 New Owner's (Grantee) Mailing Address:
 26 Steve Kennedy, 829 East Baltimore St, Baltimore MD 21202

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: David H. Cohen, Esq.
 Firm: Cohen & Feinman
 Address: 334 St Paul Place
 Phone: (410) 735-1200
 Return to Contact Person
 Hold for Pickup
 Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
 Assessment Information
 Yes No Will the property being conveyed be the grantee's principal residence?
 Yes No Does transfer include personal property? If yes, identify:
 Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

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.: