

ASSIGNMENT AGREEMENT

This Assignment Agreement (the "Agreement") is made by and among Blue Mountain Group, LLC and _____ (collectively the "Parties") as of this _____ day of _____, 2024.

RECITALS

- A. Blue Mountain Group, LLC is the current owner of tax lien certificate against the property located at **Vacant Lot on Haven Rd. Hagerstown, MD 21740 described as Parcel B 0.993 AC Haven Road Woodlands North Washington County District 21 Account Number 025119 Tax Certificate Number 2022108 Date of Sale 06-07-2022**
- B. _____ wishes to purchase the lien certificate from Blue Mountain Group, LLC

NOW THEREFORE, in consideration of the foregoing and the mutual promises, covenants, and agreements hereinafter set forth, the parties hereto agree as follows.

AGREEMENT

1. Bid Price \$ _____
2. Buyers' Premium \$ _____
3. Total Purchase Price \$ _____
4. Purchaser shall wire or deliver \$ 5,000.00 to Ashland Auction Group LLC Escrow account within 24 hours of the completion of the tax lien auction. **Balance of \$ _____ shall be due and payable by within 3 Business Days of Contract Ratification. Payment shall be paid to the Certificate holder: Blue Mountain Group, LLC**
5. Feng Xue, upon receipt of the foregoing funds, shall assign and endorse the certificates to _____ and shall relinquish any and all claim they have to the properties except any right to intervene as stated below. Said assignment is without

recourse or warranty of any kind, express or implied, unless as explicitly stated in this agreement.

6. In entering into this Agreement, both parties expressly agree they have been advised to consult with attorneys and have chosen to do so, or if said parties have elected not to, they assume the risk of misunderstanding the potential legal consequences of this Agreement.
7. Neither party drafted this agreement and any ambiguity herein shall not be construed against either party.
8. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland.
9. In the event of any misunderstanding or disagreement, the parties all mutually agree to binding arbitration by an agreed upon mediator in the State of Maryland.
10. This Agreement may be executed in counterparts or via facsimile, email or online document signature.

IN WITNESS WHEREOF, the undersigned parties have carefully read and considered the foregoing release in its entirety and know and fully understand its contents and the significance of its contents.

DATED this _____ day of _____, 2024.

Blue Mountain Group, LLC by Feng Xue, Authorized Person.

By: _____

[_____]

By: _____

SAMPLE

ASSIGNMENT OF CERTIFICATE OF TAX SALE

In consideration of the sum of [\$], I do hereby sell, assign, transfer

and set over to [_____] and their heirs, executors, administrators

and assigns, the written Certificate of Tax Sale attached hereto with respect to Parcel [_1928 E Lafayette Ave Baltimore MD 21213 **Ward** - 08 **Section** - 03 **Block** - 1448 **Lot** - 015], and all my right, title and interest in or to the real estate described therein, to have and to hold the same to myself, his heirs, executors, administrators, and assigns, to his and their sole use, benefit, and behoof forever.

Given under my hand this _____ day of _____, 2024.

Z15 Investments, LLC