

**I CERTIFY THIS TO BE A TRUE
COPY OF THE ORIGINAL**

Case No.: 13-2026-6938
Title Insurer: Old Republic National Title Insurance Company
Tax Account No.: 08-25-4178E-031

THIS DEED

THIS DEED, made this 30th day of June, 2026 and between Braun Auctions LLC, a Maryland Limited Liability Company, "Grantor(s)", and Temple Parker and Walter Parker, Jr, "Grantee(s)",

WITNESSETH, that for and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$160,000.00), receipt of which is hereby acknowledged, and which the Grantor(s) certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said Grantor(s) do/does grant and convey unto the Grantee(s), as tenants by the entirety, their successors heirs and/or assigns, in fee simple, all that property situate in Baltimore City, State of Maryland, and more particularly described as follows:

Beginning for the same on the north side of Lyndale Avenue at the distance of 222 feet easterly from the east side of Greenview Avenue and at a point in a line with the center of a partition wall there situate and running thence easterly binding on the north side of Lyndale Avenue 17 feet to a point in a line with the center of another partition wall there situate; thence Northerly to and through the center of last mentioned partition wall and continuing the same course parallel with Greenview Avenue in all 79 feet to the south side of a 10 foot alley there situate; thence westerly binding on the south side of said 10 foot alley with the use thereof in common with others 17 feet thence southerly to and through the center of said first mentioned partition wall in all 79 feet to the place of beginning.

For informational purposes only the improvements known as 3226 Lyndale Avenue.

Being the same property which by deed dated June 20, 2023, and recorded among the Land Records of Baltimore City, Maryland on June 28, 2023, in Liber 26021, in Folio 462, was granted and conveyed by Neville P. Tai and Grace M. Tai unto Braun Auctions LLC, a Maryland Limited Liability Company.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said Grantee(s), in fee simple.

AND said Grantor(s) do/does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

WITNESS his/her hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of,

Braun Auctions LLC, a Maryland Limited Liability Company

By: _____

David Braun, Member

STATE OF MARYLAND
COUNTY OF BALTIMORE (or City of Baltimore)

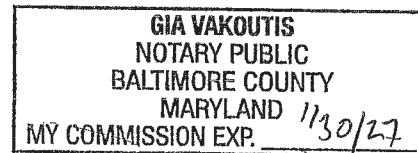
On this 29th day of June, 2026, before me, the undersigned officer, personally appeared David Braun, Member of Braun Auctions LLC, a Limited Liability Company, and that he/she/they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Member.

In witness thereof I hereunto set my hand and official seal.

Signature of notary public

Notary Public

My Commission Expires: _____



After recording return to:
Universal Title
8015 Corporate Drive Suite G
White Marsh, MD 21236
(703) 354-2100

GRANTEE ADDRESS:
5500 Gist Avenue
Baltimore, MD 21215