

Law Office of Matthew J. Parr
File No. 22-3231
Tax ID # 28-04-8393G-004

SEP 2023
MJP

This Deed, made this 15th day of February, 2023, by and between GORE PROPERTIES LLC a Maryland Limited Liability Company, GRANTOR, and TREV COOP 3 LLC a Maryland Limited Liability Company, GRANTEE.

Witnesseth –

That in consideration of the sum of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

BEING A DESCRIPTION OF THE PROPERTY OF GORE PROPERTIES, LLC

LIBER 24813 AT FOLIO 305

BALTIMORE CITY, MARYLAND

BEING A DESCRIPTION OF THE PROPERTY OF GORE PROPERTIES, LLC BY DEED RECORDED IN LIBER 24813 AT FOLIO 305 AND BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING DEEDS, THE FIRST IN A DEED FROM THEODORE E. DRUMMOND, ET AL TO LEONARD H ROSENBERG, ET AL BY DEED RECORDED IN LIBER MLP 5913 AT FOLIO 307, THE SECOND IN A DEED FROM DICKIEVILLE COMPANY, INC. TO LEONARD H. ROSENBERG, ET AL IN LIBER MLP 6103 AT FOLIO 585 AND THE THIRD FROM FANNIE MAZOR TO LEONARD H. ROSENBERG, ET AY BY DEED RECORDED IN LIBER MLP 9831 AT FOLIO 134 ALL RECORDED AMONG THE LAND RECORDS OF THE CITY OF BALTIMORE, MARYLAND AND DESCRIBED AS FOLLOWS. BEGINNING FOR THE SAME AT AN IRON PIPE FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF W. FOREST PARK AVENUE AT A CORNER COMMON TO THE PROPERTY OF MAYOR AND CITY COUNCIL OF BALTIMORE, THENSE RUNNING WITH THE SAID RIGHT-OF-WAY LINE OF W. FOREST PARK AVENUE THE FOLLOWING TWO (2) COURSES AND DISTANCES.

- 1. NORTH 56°33'00" EAST, 157.48 FEET TO A POINT, THENCE**
- 2. NORTH 59°29'00" EAST, 67.59 FEET TO A POINT AT A CORNER COMMON TO THE PROPERTY NOW OR FORMERLY IN THE NAME OF UNITY LANE INVESTMENTS, LLC BY DEED RECORDED IN LIBER 14448 AT FOLIO 232, THENCE LEAVING W. FOREST PARK AVENUE AND RUNNING WITH UNITY LANE INVESTMENTS, LLC**
- 3. SOUTH 33°30'00" EAST, 223.51 FEET TO AN IRON ROD AND CAP SET IN THE NORTHERLY LINE OR THE PROPERTY OF MAYOR AND CITY COUNCIL OF THE CITY OF BALTIMORE, THENCE LEAVING UNITY LANE INVESTMENTS, LLC AND RUNNING WITH THE MAYOR AND CITY COUNCIL OF THE CITY OF BALTIMORE THE FOLLOWING TWO (2) COURSES AND DISTANCES**
- 4. SOUTH 57°03'10" WEST, 225.22 FEET TO AN IRON ROD AND CAP SET, THENCE**

5. NORTH 33°27'00" WEST, 225.00 FEET TO AN IRON PIPE FOUND AT THE POINT OF BEGINNING, CONTAINING 1.164 ACRES OF LAND, MORE OR LESS.

The improvements thereon being known as No. 5007 W Forest Park Avenue
Baltimore, Maryland 21209

BEING fee simple property which, by Deed dated August 26, 2021, and recorded July 8, 2022 among the Land Records of the City of Baltimore, Maryland, in Liber 24813, Folio 305, was granted and conveyed by Seth Aaron Rosenberg unto Gore Properties, LLC.

And Being fee simple property which, by Deed dated August 26, 2021, and recorded July 8, 2022 among the Land Records of the City of Baltimore, Maryland, in Liber 24813, Folio 288, was granted and conveyed by Seth Aaron Rosenberg unto Seth Aaron Rosenberg.

Also BEING the same property which, by Deed dated May 21, 2009, and recorded May 29, 2009 among the Land Records of the City of Baltimore, Maryland, in Liber 11690, Folio 129, wherein was reserved a Life Estate in Theodore M Rosenberg and Michele L Rosenberg, with powers of sale and disposition as therein set forth, and the said Michele L Rosenberg has since departed this life on or about the 8th day of January 2020 and the said Theodore M Rosenberg has since departed this life on or about the 18th day of June 2020, (prior to the exercise of such powers), thereby vesting title in Seth Aaron Rosenberg, herein Grantor, as Remainderman, pursuant to the provisions of said Deed.

Tax Id No. 28-04-8393G-004

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said TREV COOP 3 LLC, in fee simple.

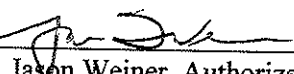
And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

GORE PROPERTIES LLC



Witness

By:  (SEAL)
Jason Weiner, Authorized Member

[Corporate Seal]
STATE OF MARYLAND
CITY OF BALTIMORE } ss

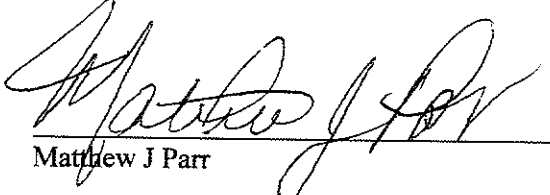
I hereby certify that on this 15th day of February, 2023 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jason Weiner Authorized Member, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Notary Public
Matthew J Parr
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/15/2026

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



Matthew J Parr

AFTER RECORDING, PLEASE RETURN TO:
Law Office of Matthew J. Parr
6013 Edmondson Avenue
Catonsville, MD 21228