Lucid Title & Escrow, LLC
File No. **LT26-0905**
Tax ID # **21-06-0790-049**

Grantor exempt from Maryland non-resident withholding tax as a resident entity per Code of Maryland Regulations (COMAR) 03.04.12.02B(11)

This Deed, made this 8th day of September, 2026, by and between **Valley Investment Group, LLC**, GRANTOR, and **Dominique Adara Parker**, GRANTEE.

– Witnesseth –

That in consideration of the sum of Two Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($214,900.00), 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, as sole owner, 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:

Beginning for third on the northeast side of Carey Street at the distance of 87 feet southeasterly from the corner formed by the intersection of the northeast side of Carey Street and southeast side of Cleveland Street, which place of beginning is intended to be at the center of the partition wall between the house erected on the lot now being described and the house erected on the lot next adjoining thereto on the northwest and running thence southeasterly binding on the northeast side of Carey Street 14 feet to the center of the partition wall between the house erected on the lot now being described and the house erected on the lot next adjoining thereto on the southeast, thence northeasterly through the center of said last mentioned partition wall and parallel with Cleveland Street in all 75 feet to the southwest side of an alley 15 feet wide, thence northwesterly along the southwest side of said alley with the use thereof in common 14 feet to intersect a straight line drawn northeasterly from the place of beginning through the center of the partition wall first mentioned and parallel with Cleveland Street and thence southwesterly reversing said line so drawn and binding thereon 75 feet to the place of beginning.

The improvements thereon being known as 1413 South Carey Street.
Tax ID# 21-06-0790-049

BEING the same property conveyed to Valley Investment Group, LLC from Alexander M. Watt, by Deed dated October 22, 2025, and recorded on November 5, 2025, among the Land Records of Baltimore City, Maryland in Liber 28487, Folio 284.

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 Dominique Adara Parker, as sole owner, 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.

VALLEY INVESTMENT GROUP, LLC

By: _____ Sole member (SEAL)
Roland Walter Blockinger III, Sole Member

STATE OF MARYLAND }
COUNTY OF Baltimore County } ss

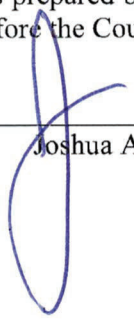
I hereby certify that on this 8th day of September, 2026 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Roland Walter Blockinger III, the Sole Member of Valley Investment Group, LLC, and that as such officer, being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself as such officer, 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
My Commission Expires January 28, 2027

Tiona Rivers
NOTARY PUBLIC
Anne Arundel County
MARYLAND
MY COMMISSION EXPIRES January 28,2027

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 Court of Appeals of Maryland.



Joshua A. Asher, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Lucid Title & Escrow, LLC
22 W Pennsylvania Ave
Suite 203
Towson, MD 21204