After Recording Return to:
CLA Title & Escrow
9210 Corporate Boulevard, Suite 150,
Rockville, MD 20850

Property Address:
3716 East Northern Parkway
Baltimore, MD 21206
Tax ID # **04-5570F-006B**

Title Insurance: **Stewart Title Guaranty Company**

This Deed, made this **6th day of November, 2026** by and between **Barlow Property Group, LLC, a Maryland Limited Liability Company**, party of the first part, Grantor; and **Hayden L. Hicks, and Mariann E. McCoy, as joint tenants with right of survivorship**, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of **THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($339,900.00),** which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Hayden L. Hicks, and Mariann E. McCoy, as joint tenants with right of survivorship, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, 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:

(SEE ATTACHED EXHIBIT A)

SUBJECT TO any and all covenants, easements, plat restrictions, agreements, and other restrictions of record.

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 Hayden L. Hicks, and Mariann E. McCoy, as joint tenants with right of survivorship, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

Barlow Property Group, LLC, a Maryland Limited Liability Company (Sole member)

By: _____ **(SEAL)**
Marquis Barlow, Sole member

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

On this 5th day of November, 2026, before me, the undersigned officer, personally appeared Marquis Barlow, Sole member of Barlow Property Group, LLC, a Limited Liability Company, and that he/she/they, as such Sole 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 Sole member.

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

_____
Signature of notary public

Notary Public
My Commission Expires: 11/29/2029

BRENDA LEIGH WELLS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 11/29/2029

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.

_____ (SEAL)
Joel L. Steinberg, Esq.

EXHIBIT A

ALL that certain lot, parcel or tract of land, situate and lying in the City of Baltimore, State of Maryland, and being more particularly described as follows:

All that lot of ground situate in Baltimore City, State of Maryland and described as follows, that is to say:

Beginning for the same on the north side of Northern Parkway, formerly called Maple Avenue, at a point two hundred feet westerly from Brook Avenue, running thence westerly and bounding on the northernmost side of Northern Parkway fifty feet, running thence north and at right angles to Northern Parkway one hundred and forty-five feet to a ten foot alley there situate, running thence easterly binding on the south side of said ten foot alley fifty feet with the use thereof in common with others, running thence southerly and at right angles to said ten foot alley and parallel with the second line of this description one hundred and forty-five feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 3716 East Northern Parkway, Baltimore, MD 21206
Tax ID: 045570F006B

Being the same property which by deed dated April 9, 2025, and recorded among the Land Records of Baltimore City, Maryland on May 9, 2025, in Liber 27954, in Folio 10, was granted and conveyed by THU LLC, a Maryland limited liability company unto Barlow Property Group, LLC, a Maryland Limited Liability Company.

Being the same property which by deed dated February 28, 2025, and recorded among the Land Records of Baltimore City, Maryland on March 26, 2025, in Liber 27799, in Folio 12, was granted and conveyed by William Gutfleisch, Successor Personal Representative of The Estate of Marjorie Laura Gutfleisch unto THU LLC, a Maryland limited liability company.

Being the same property which by deed dated February 25, 1937, and recorded among the Land Records of Baltimore City, Maryland on February 26, 1937, in Liber 5699, in Folio 2, was granted and conveyed by The Continiental Building Company, Mildred E. Rhinehart and Louis W. Barth unto Michael Gutfleisch and Marjorie M. Gutfleisch, his wife.
The said Michael Gutfleisch departed this life on or about July 25, 1995 and the said Margorie M. Gutfleisch departed this life on or about November 25, 2016, leaving William Gutfleisch sucessor personal representative of the Estate of Margorie Laura Gutfleisch also known of record as M. Gutfleisch in Estate number 112190.