

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 13<sup>th</sup> day of **January, 2005**, by and between

**Louis Statzer,**

party of the first part, and

**Zahara Investment Corporation, a District of Columbia corporation,**

party of the second part.

WITNESSETH, that in consideration of the sum of **SIX HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$660,000.00)**, the party of the first part does hereby grant unto the party of the second part, in fee simple, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows, to wit:

Lot numbered 125 in the subdivision made by B.H. Warner in Square numbered 750, as per plat recorded in Liber 19 at folio 74, in the Office of the Surveyor for the District of Columbia.

At the date hereof the above described land is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot 125 in Square 750.

AND the said party of the first part covenants that he will **warrant specially** the property hereby conveyed; and that he will execute such further assurances of said land as may be requisite.

A handwritten signature in black ink, appearing to be a stylized cursive letter 'L'.

WITNESS the hand and seal the day and year first hereinbefore written.

IN PRESENCE OF:



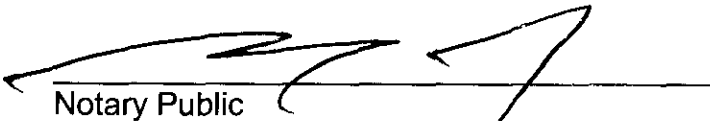
{SEAL}

**Louis Statzer**

**DISTRICT OF COLUMBIA: ss**

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that **Louis Statzer**, who is personally well known to me as the grantor herein, and the person who executed the foregoing and annexed deed, bearing the date of the **13<sup>th</sup>** day of **January, 2005**, personally appeared before me in the said jurisdiction and acknowledged the said deed to be his act and deed.

Given under my hand and seal this **13<sup>th</sup>** day of **January, 2005**.



Mark A. Lobar  
Notary Public, District of Columbia  
My Commission Expires 09-30-2007

Notary Public

My Commission Expires: \_\_\_\_\_

**AFTER RECORDING MAIL TO:**  
**Avenue Commercial Title Company, Inc.**  
**2401 Pennsylvania, Avenue, N.W**  
**Suite H**  
**Washington DC 20037**  
**(202) 296-4500 or (301) 215-7510**

**GRANTEE'S ADDRESS:**  
**by/thru Realty Exchange Corp.**  
**Qualified Intermediary**  
**453 NJ Ave., SE, WDC 20003**

Doc# 2005009138 Fees:\$14546.50  
01/21/2005 10:59AM Pages 2  
Filed & Recorded in Official Records of  
WASH DC RECORDER OF DEEDS LARRY TODD

RECORDING		20.00
SURCHARGE		6.50
RECORDATION TAX FEE	\$99.99	7,260.00
TRANSFER TAX FEE		7,260.00