

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 9th day of **January, 2005**, by and between

Karajoel, LLC, a District of Columbia limited liability company,

party of the first part, and

Greater Washington LLC of Delaware, a Delaware limited liability company

party of the second part.

WITNESSETH, that in consideration of the sum of **SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00)**, the party of the first part does hereby grant unto the party of the second part, in fee simple, as sole owner, 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:

Lots numbered One Hundred Fifty-seven (157) and One Hundred Fifty-eight (158), in Square numbered Seven Hundred Fifty (750) in a subdivision made by Steven C. Tourkin and Gregory J. Osband, as per plat recorded in Liber 197 at folio 141 among the Records of the Office of the Surveyor for the District of Columbia.

NOTE: 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 Lots 157 and 158 in Square 750 (formerly known for assessment and taxation purposes as Lots 809 and 810 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.

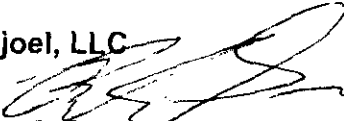
24
1/2005

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

IN PRESENCE OF:

Karajoel, LLC

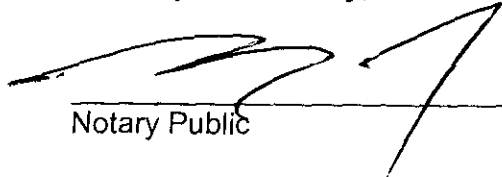


By:  (SEAL)
Rick Gendersen, Managing Member

DISTRICT OF COLUMBIA: ss

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that **Rick Gendersen, who acknowledged himself to be Managing Member of Karajoel, LLC, a District of Columbia limited liability company**, 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 9th day of **February, 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 9th day of **February, 2005**.



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:
453 New Jersey Avenue, S.E.
Washington, DC 20003

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

RECORDING
SURCHARGE
RECORDATION TAX FEE
TRANSFER TAX FEE

20.00
6.50
6,500.00
6,500.00

Doc# 2005022764 Fees: \$13226.50
02/15/2005 1:38PM Pages 2
Filed & Recorded in Official Records of
WASH DC RECORDER OF DEEDS LARRY TODD