



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 29th day of December, 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 **One Million Two Hundred Twenty-five Thousand AND 00/100 Dollars** (\$1,225,000.00), 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 One Hundred Twenty-eight (128) in Square numbered Seven Hundred Fifty (750) in a subdivision made by B. H. Warner, as per plat recorded in Liber 18 at folio 74 among the Records of the Office of the Surveyor for the District of Columbia.

AND

Lot numbered One Hundred Fifty-six (156) 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 of the District of Columbia for taxation and assessment purposes as Lots 128 and 156 in Square 750.

12
m.d.

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.

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

IN PRESENCE OF:

Karajoel, LCC



{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 29 day of **December, 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 29 day of December, 2005.



Notary Public **KEVIN D. ANDERSON**
Notary Public, District of Columbia

My Commission Expires
NOV. 30, 2009

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

RECORDING
SURCHARGE
RECORDATION TAX FEE
TRANSFER TAX FEE

\$ 20.00
6.50
13,475.00
13,475.00

Doc# 2006002637 Fees: \$26976.50
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Filed & Recorded in Official Records of
WASH DC RECORDER OF DEEDS LARRY TODD