

File No. 06-101288HH
DEED-WARRANTY FORM D.C.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 7 day of **September, 2006**,
by and between

Jerome A. Brown, acting in a 1031 IRC Tax Deferred Exchange,
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 **FOUR HUNDRED TEN THOUSAND AND 00/100 Dollars (\$410,000.00)**, 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: 0124 Square: 0750

Lot numbered One Hundred Twenty-four (124) in Warner's subdivision of lots in Square numbered Seven Hundred Fifty (750) as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 19 at Folio 74.

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 Lot 124 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.

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

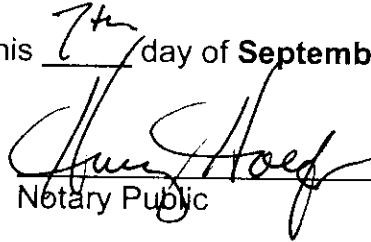
IN PRESENCE OF:

Jerome A. Brown {SEAL}

DISTRICT OF COLUMBIA: ss

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that **Jerome A. Brown**, 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 7th day of **September, 2006**, 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 7th day of **September, 2006**.



Notary Public

Holly A. Hoeff
Notary Public, District of Columbia
My Commission Expires 6/30/2010

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
Washington, DC 20001

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Filed & Recorded
09/11/2006 12:52PM
LARRY TODD
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING

\$	20.00
\$	6.50
\$	4,510.00
\$	4,510.00
\$	9,046.50

Total: