



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the **31st** day of **March, 2006**, by and between

Matthew B. Stora and Suzannah B. Stora,

parties 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 NINETEEN THOUSAND AND 00/100 Dollars (\$419,000.00)**, the parties of the first part do 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 0123 in Square 0750

Lot numbered 123 in Square numbered 750, in a subdivision mae by B. H. Warner, as per plat recorded in Liber 19 at folio 74, in the Office of the Surveyor for the District of Columbia.

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

WITNESS the hands and seals the day and year first hereinbefore written.

IN PRESENCE OF:

_____ Matthew B. Stora 3/30/06 {SEAL}
 _____ Suzannah B. Stora 3/30/06 {SEAL}

STATE OF VIRGINIA
COUNTY OF HENRICO : ss

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that **Matthew B. Stora and Suzannah B. Stora**, who are personally well known to me as the grantors herein, and the persons who executed the foregoing and annexed deed, bearing the date as of the **31st** day of **March, 2006**, personally appeared before me in the said jurisdiction and acknowledged the said deed to be their act and deed.

Given under my hand and seal this 30 day of **March, 2006**.

[Signature]
Notary Public

My Commission Expires: July 31, 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
Washington, DC

RECORDING SURCHARGE	\$	20.00
RECORDATION TAX FEE	\$	5.50
TRANSFER TAX FEE	\$	4,809.00
		4,809.00

Doc# 2006047854 Fees: \$9244.50
04/12/2006 8:46AM Pages 2
Filed & Recorded in Official Records,
WASH DC RECORDER OF DEEDS LARRY TODD