

RECEIVED
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2012 DEC 11 AM 11:07

THIS DEED

18455

Tax Account No./Parcel Identifier:

Made this **6th** day of **February, 2012**, by and between **Raymonde, LLC** party of the first part, and **LaFon McCrae**, party of the second part.

WITNESSETH, that in consideration of the sum of **\$55,000.00**, receipt of which is hereby acknowledged and which party of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the party of the second part in fee simple as all that property situate in **District of Columbia**, State of Maryland, described as:

SEE SCHUDLE "A" ATTACHED HERETO

which has an address of **4257 Brooks Street, NE, Washington, DC 20019**.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party of the second part in fee simple. Being the same property described in **Instrument Number 2007072159** among the said Land Records.

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

IN TESTIMONY WHEREOF, the said party of the first part has set his/her hand and seal the day and year first above written


Raymonde, LLC, by David Dahan, Sole Member

(SEAL)

(SEAL)

(SEAL)

STATE OF MARYLAND
District of Columbia, TO WIT;

I Hereby Certify, That on this **6th** day of **February, 2012**, before me, the subscriber, did personally appeared **Raymonde, LLC by David Dahan, Sole Member** known to me or satisfactorily proven to be the person whose name is/are set forth in the within deed, and did further acknowledge that he/she executed the foregoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

My Commission Expires:

NOTARY PUBLIC

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

GRANTOR'S ADDRESS: **7.0 B 34881 W. Belthods RD 20827**
~~11902 Seven Locks Road, Potomac, MD 20854~~

GRANTEE'S ADDRESS: **7204 Goodluck Road, Lanham, MD 20706**

TITLE INSURER: **First American Title Insurance Company**

CASE # **11-25**

REMIT TO: **Realty Title & Settlements, LLC**
7237 Hanover Parkway, Suite C&D
Greenbelt, MD 20770-3602

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. **18455**

EXHIBIT NO. **28**

Board of Zoning Adjustment

District of Columbia

CASE NO. 18455

EXHIBIT NO. 28

SCHEDULE A

Part of lot 10 in a subdivision made by Mary E. Stickey of part of 'FORTUNE ENLARGED', as per plat recorded in Liber County 6 at folio 132 among the Land Records of the Office of the Surveyor of District of Columbia described as follows:

Beginning for the same at the intersection of the Westerly line of said lot with the South line of Washington Place and condemned in the District Court Case number 2026 of the Supreme Court of the District of Columbia shown on a plat recorded in the Office of the Surveyor for the District of Columbia in Liber 98 at folio 20 and running thence.

Southerly along said West Line of said 10,109.51 feet to the rear line of said lot, thence Northeasterly parallel with the said West line of said lot to the South line of Washington Place, thence Westerly along said Place 53 feet to the point of beginning.

The above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lots numbered 930 and 937 to Square numbered 5087

ORDERED BY:

CASE #: *****

Realty Title & Settlements, LLC
 7237 Hanover Pkwy, Ste C
 Greenbelt, MD 20770
 Phone: (301) 614-3300
 Fax: (301) 614-3309

LEGEND:

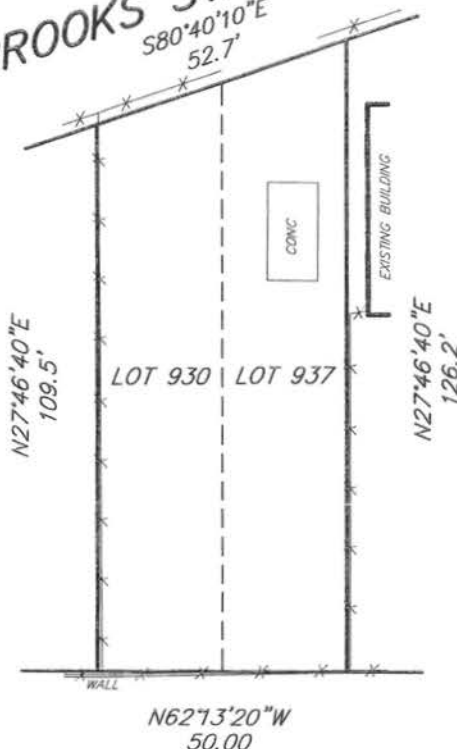
-X- - FENCE
 B/E - BASEMENT ENTRANCE
 B/W - BAY WINDOW
 BR - BRICK
 BRL - BLDG. RESTRICTION LINE
 BSMT - BASEMENT
 C/S - CONCRETE STOOP
 CONC - CONCRETE
 D/W - DRIVEWAY
 FR - FRAME
 MAC - MACADAM
 O/H - OVERHANG
 PUE - PUBLIC UTILITY ESMT.

COLOR KEY:

(RED) - RECORD INFORMATION
 (BLUE) - IMPROVEMENTS



BROOKS STREET N.E.
 S80°40'10"E
 52.7'



STICKNEY ROAD N.E.
 N62°13'20"W
 50.00

LOCATION DRAWING OF:

#4257 BROOKS STREET N.E.

LOTS 930 & 937 SQUARE 5087

WASHINGTON, D.C.

LIBER/FOLIO: A & T 1771

SCALE: 1"=30' DATE: 12-14-11

DRAWN BY: CP

FILE #: 114894-153

A Land Surveying Company



DULEY

and
 Associates, Inc.

Serving D.C. and MD.



14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Phone: 1-888-88-DULEY

Fax: 1-888-55-DULEY

For survey order/approval forms, prices & more visit us at www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYORS OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF IMPROVEMENTS.