



2014071742-7

DEED

THIS DEED, made as of this 1st day of August, 2014 by and between Evangelia P. Heon, Louis Heon, Mary Carpousis formerly known as Mary Heon, Agnes Heon, George C. Heon and Angie Constance Heon Nys, Grantor(s), and 1351 L.L.C., a District of Columbia Limited Liability Company, Grantee;

WITNESSETH, that in consideration of Three Million Seven Hundred Fifteen Thousand Dollars, (\$3,715,000.00), the said Grantors grant, convey and assign unto the Grantee, its successors and assigns, in fee simple as sole owner all that piece or parcel of land situate, lying and being in the District of Columbia and described as follows:

Parts of Lots numbered Four (4), Five (5) and Eight (8) in Square numbered Twelve Hundred and Forty-three (1243), said part of Lot 8 being described as follows:

Beginning at the Northwest corner of said Lot 8, and running thence with the Easterly line of Wisconsin Avenue, Southeasterly 32 feet, more or less, to the South face of the South wall of the brick building known as Nos. 1349 and 1351 Wisconsin Avenue, Northwest; thence with the line of said brick wall and a continuation thereof, Northeasterly 130 feet to the East line of said Lot 8; thence Northwesterly with said East line to the Northeast corner of said lot; thence Southwesterly with the North line of said lot to the point of beginning;

Said parts of Lots 4 and 5 being described as follows: Beginning at the Northeast corner of Lot 8 in said Square, and running thence Northeasterly with a continuation of the North line of said Lot 8 to the East line of Lot 5; thence with the said Easterly line, Southeasterly 33.06 feet; thence perpendicular to Wisconsin Avenue, South 68° 25' West, 74.03 feet, more or less, to the Easterly line of said Lot 8; thence with said Easterly line and parallel with said avenue, Northwesterly to the point of beginning.

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 811 in Square 1243.

Being the same property described in Deeds recorded June 3, 1959 in Liber 11249 at folio 370 and recorded March 7, 1974 as Instrument 5002 and recorded June 26, 2014 as Instrument 2014056774 among the land records of District of Columbia, Maryland.

To have and to hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the building and improvements thereupon erected or being, and all the rights, privileges, appurtenances and advantages there unto belonging or appertaining unto the Grantee(s) and to the Grantee(s) proper use and benefit.

This conveyance is made subject to the restrictions, easements, rights-of-way and conditions contained in the chain of title to the property.

The Grantor(s) covenant(s) that they will warrant specially the property hereby conveyed and that they will execute such further assurances of the property as may be requisite.

Board of Zoning Adjustment
CASE NO. 18884
EXHIBIT NO. 45

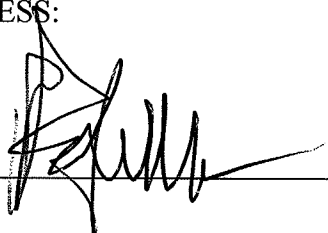
Return to:
Robert W. Moses Title, Inc.
11300 Rockville Pike, Suite 1015
Rockville, MD 20852
15 6094

22

SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:





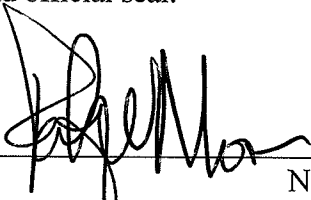
George C. Heon

DISTRICT/STATE OF Maryland)
COUNTY OF Montgomery)

To Wit:

On this 1st day of July, 2014, before me, the undersigned officer, personally appeared George C. Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

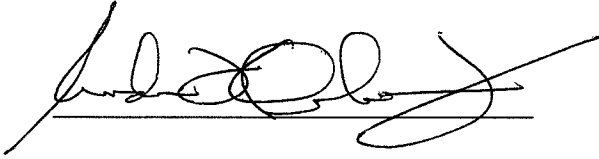
My Commission expires: 1/20/2015

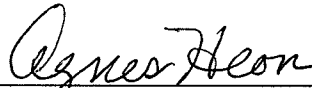
ROBERT W. MOSES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 20 2015

SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:





Agnes Heon

DISTRICT  OF COLUMBIA)

 CITY OF WASHINGTON)

To Wit:

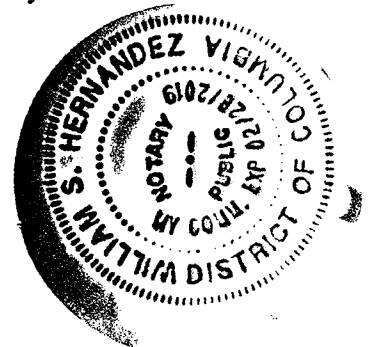
On this 15th day of July, 2014, before me, the undersigned officer, personally appeared Agnes Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

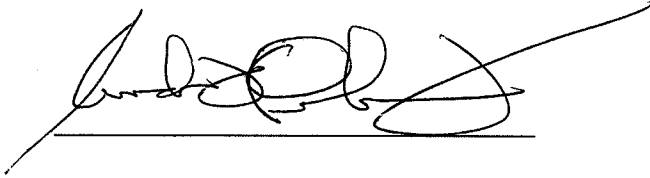
My Commission expires: 02-28-2019

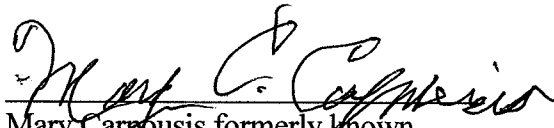


SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:



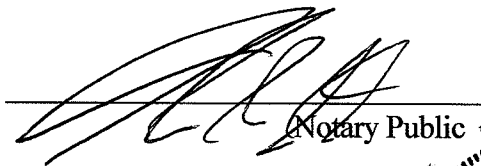

Mary Carpousis formerly known
as Mary Heon

DISTRICT/STATE OF COLUMBIA)
CITY OF WASHINGTON)

To Wit:

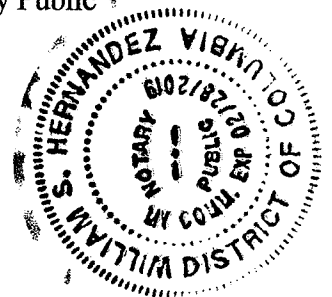
On this 15th day of July, 2014, before me, the undersigned officer, personally appeared Mary Carpousis formerly known as Mary Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission expires:

07-26-2019



SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:

Em L Gog

Evangelia P. Heon
Evangelia P. Heon

~~DISTRICT~~/STATE OF Maryland)
COUNTY OF Montgomery)

To Wit:

On this 7th day of July, 2014, before me, the undersigned officer, personally appeared Evangelia P. Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Christine A. Evans
Notary Public

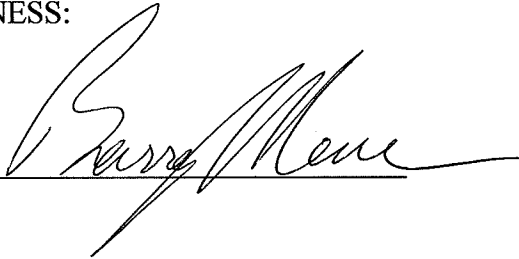
My Commission expires:

CHRISTINE A. EVANS
Notary Public
Montgomery County, Maryland
My Commission Expires January 10, 2018

SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:



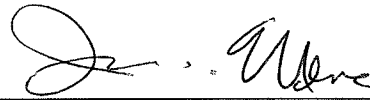

Angie Constance Heon Nys

DISTRICT/STATE OF FLORIDA)
COUNTY OF PALM BEACH)

To Wit:

On this 6TH day of July, 2014, before me, the undersigned officer, personally appeared Angie Constance Heon Nys personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission expires:



Address of Property: 1351 Wisconsin Ave., N.W., Washington, DC 20007

Address of Grantees: 3218 O Street NW, Washington, D.C. 20007

RETURN TO: Robert W. Moses Title, Inc.
11300 Rockville Pike, Suite 1015
Rockville, Maryland 20852

File: 13-6029R

SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:

Claire DePaolo

Louis Heon
Louis Heon

DISTRICT/STATE OF Maryland)
COUNTY OF Montgomery)

To Wit:

On this 1st day of August, 2014, before me, the undersigned officer, personally appeared Louis Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Claire DePaolo
Notary Public

My Commission expires:

7/20/2015

Doc #: 2014071742 Fees: \$107,766.50
08/07/2014 12:43 PM Pages: 7
Filed and Recorded in Official Records of
WASH DC RECORDER OF DEEDS IDA WILLIAMS

RECORDING FEES
SURCHARGE
RECORDATION TAX FEES
TRANSFER TAX FEES

\$25.00
\$6.50
\$53,867.50
\$53,867.50