



DEED

(Property Acquired Thru Tax Sale)

THIS DEED, made this 22nd day of August, in the year
Two Thousand and Seven by and between
Adrian M. Fenty

Mayor of the District of Columbia, party of the first part, and THOMAS LYNCH ADAMS,
JR parties of the second part, witnesseth:

WHEREAS, in compliance with law certain property, located in the District of Columbia and
known for purposes of assessment and taxation as lot numbered 0806 and improvement
in square numbered 1243 according to the records in Department
of Finance and Revenue, District of Columbia, was duly assessed for taxation in the name
of

FREDERICK W EMRICH, ET AL.,

for the fiscal year 2003 hereinafter mentioned and the taxes herein described duly levied hereon:

AND WHEREAS, the said taxes together with the penalties, interest and cost accruing
thereon, being unpaid, and the said property in arrears for the same, the Mayor of the District
of Columbia duly published said-described property, as required by law, giving due notice thereof
by advertisement;

AND WHEREAS, the Mayor did on the 16th
day of July, 2004, the day named for the sale of said property in arrears,
offer for sale and sell the same to

THOMAS LYNCH ADAMS JR.,

the highest bidder therefor, at and for the sum of Four Thousand Seven Hundred Eighteen
Dollars AND 01/100 (\$ 4,718.01) that being the highest sum bid
for said described property, and said amount being sufficient to meet the taxes, penalties,
interest and costs due thereon; the said lot in said square being sold to satisfy taxes.

Interest thereon from
in the amount of

. . . \$ 0.00

Tax due the District of Columbia for support of the government thereof for the fiscal year
ending September 30, 2003 in the amount of Three Thousand One Hundred
Thirty-Two Dollars AND 42/100 . . . \$ 3132.42

Penalties accruing thereon in the amount of One Thousand Five Hundred Seventy-Two
Dollars AND 59/100 . . . \$ 1,572.59

Costs accruing thereon in the amount Thirteen Dollars AND 00/100
. . . \$ 13.00

Surplus paid in the amount of
. . . \$ 0.00

Total amount due Four Thousand Seven Hundred Eighteen Dollars AND 01/100
. . . \$ 4,718.01

AND WHEREAS, immediately after the said sale to said

THOMAS LYNCH ADAMS JR.,

and upon payment by them of the purchase money, the Real Property Tax

Administration duly issued a certificate of sale to said

THOMAS LYNCH ADAMS JR.,

AND WHEREAS, the said THOMAS LYNCH ADAMS JR.,

has duly assigned the said certificate of sale and all their right, title, and interest thereunder to THOMAS LYNCH ADAMS, JR

as is evidence by their assignment dully indorsed on said certificate;

AND WHEREAS, the said property has not been redeemed as provided by law, and the said parties of the second part have within one year from the date of the Certificate of Sale for Taxes foreclosed upon the right of redemption and a court order was issued to foreclose the right of redemption and grant the parties of the second part the right to be issued a tax deed upon payment of the following taxes and assessments and charges;

Fiscal year for which assessments and charges, as indicated, were levied	Date of sale	Amount for which property was bid in by D.C. for Taxes, assessments costs, due D.C.	Penalty and interest thereon	Amount due D.C. including penalty and interest to date
2007	/ /	\$ 86.58	\$ 6.28	\$ 92.86
2006	/ /	\$ 82.34	\$ 20.60	\$ 102.94
2004	/ /	\$ 71.62	\$ 48.83	\$ 120.45
1997	/ /	\$ 427.79	\$ 693.01	\$ 1,120.80
Amount of taxes due and paid		\$ 668.33	\$ 768.72	\$ 1,437.05

Other cost paid in connection with acquiring Deed: Recording fee 07/16/2004 \$ 0.00

2005 SUB PYT

\$ 144.31

NOW THEREFORE, THIS DEED WITNESSETH, That said party of the first part, by virtue of the authority conferred on him/her by law and for and in consideration of the premises, and the sum of one dollar, lawful money of the United States, to him/her in hand paid, the receipt of which is hereby acknowledge, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said part of the second part, their successors, heirs and assigns, all the said herein before described lands and premises, and the appurtenances thereunto belonging or in anywise appertaining; to have and hold the same unto the said parties of the second part, their successors, heirs, and assigns forever.

IN WITNESS WHEREOF, the said _____
Adrian M. Fenty

Mayor of the District of Columbia, party of the first part, having considered and approved the foregoing deed has directed the execution thereof in the name of said Mayor by _____
Director, Real Property Tax Administration who has hereunto set his/her hand and affixed the seal of the District of Columbia hereto, on the day and year first herein before written, under authority of the Act of Congress entitled "An Act to relieve the Commissioner of the District of Columbia of certain ministerial duties," approved February 11, 1932 and by order of Commissioner, No. 68-143, Dated Mar7, 1968 and No. 69-96, Dated March 7, 1969.

Mayor of the
District of Columbia

By [Signature] [Seal]

DISTRICT OF COLUMBIA, ss:

I, [Signature], Notary Public in and for the District of Columbia, DO HEREBY CERTIFY that [Signature] of the District of Columbia, party to the foregoing and annexed deed bearing date on the 22nd day of August, A.D. 2007, personally appeared before me in said District, the said [Signature] being personally well known to me as the person who executed the said deed and acknowledged the same to be the act and deed of the Mayor of the District of Columbia.

Given under my hand and official seal this 22nd day of August, A.D. 2007

[Signature]
Notary Public, D.C.



DEED

(Property Acquired Thru Tax Sale)

MAYOR OF THE
DISTRICT OF COLUMBIA

TO

THOMAS L YNCH ADAMS, JR

Lot 0806

Square 1243

of _____, D.C.

Received for record on the _____
day of _____,

at _____ o'clock _____ M.,

and recorded in Liber No. _____

Folio No. _____, one of the Land

Records for the District of Columbia, and

examined by _____

Recorder of Deeds, D.C.

Return to:
Thomas Lynch Adams, Jr.
3141 Dumbarton St, NW
Washington, DC 20007

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Washington, July 19th 1921

Hand-drawn survey map of a property. The map is oriented vertically and shows a large rectangular area divided into several sections. Key features and measurements include:

- Top Section:** A small rectangular area at the top is labeled "74.03" and "of 5". Below this, a line segment is labeled "22.80" and "22.50".
- Right Side:** A vertical line segment on the right is labeled "N 70° 55' 30" W" and "143.23". Below this, a line segment is labeled "28.28 =".
- Center Section:** A large rectangular area in the center is labeled "B.B. 21" and "5.20 30". Below this, a line segment is labeled "5.20 30".
- Bottom Section:** A large rectangular area at the bottom is labeled "B05" and "4". Below this, a line segment is labeled "5.20 30" and "5.20 30".
- Annotations:** There are several handwritten notes in red ink, including "B05", "4", "28.28 = 20.25", "29.6 = 20.25", and "29.6 = 20.25".
- Scale:** A scale bar at the bottom left is labeled "20 feet".

Scale:
1 inch = 20 feet.

Dumbarton St.

thru 18th day of July

1927, for

Geo. D. Schafer

Sedgwick, District of Columbia.

**SUPERIOR COURT FOR THE DISTRICT OF COLUMBIA
CIVIL DIVISION**

Thomas Lynch Adams, Jr.,

Plaintiff,

v.

Frederick W. Emrich, et al.,

Defendants.

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Civil Action No. 05-3558 L(RP)
Magistrate Judge Coburn

JUDGMENT

Plaintiff, the purchaser of a tax sale certificate on a parcel of property known for tax assessment purposes as Lot 0806 in Square 1243, a parcel of property located on Dumbarton Street, N.W., Washington, D.C., filed this action to foreclose the right of redemption to subject parcel. This Court granted the Plaintiff's Motion for Reconsideration of Motion for Summary Judgment. Accordingly, the rights, title, claims, liens, or interests of the Defendants named in this matter, subject to the exceptions noted in Chapter 13A of Title 47 of the D.C. Code, are hereby extinguished. Plaintiff is vested with title in fee simple. The Mayor of the District of Columbia is directed to execute and deliver a deed to the Plaintiff in accordance with D.C. Code § 47-1382.

It is so **ORDERED**, this 23rd day of April, 2007.



Magistrate Judge Sullivan
For Magistrate Judge Coburn
(Signed in Chambers)

Exh A

**SUPERIOR COURT FOR THE DISTRICT OF COLUMBIA
CIVIL DIVISION**

Thomas Lynch Adams, Jr.,	)	
	)	
Plaintiff,	)	
	)	
v.	)	Civil Action No. 05-3558 L(RP)
	)	Magistrate Judge Coburn
Frederick W. Emrich, et al.,	)	
	)	
Defendants.	)	

**ORDER GRANTING PLAINTIFF'S MOTION FOR RECONSIDERATION OF
DENIAL OF MOTION FOR SUMMARY JUDGMENT**

This matter is before the Court on Plaintiff's Motion for Reconsideration of Denial of Motion for Summary Judgment. For the following reasons, Plaintiff's Motion is **GRANTED**.¹

Plaintiff—the purchaser of a tax sale certificate on a parcel of property known as Lot 0806 in Square 1243, a parcel of property located on Dumbarton Street, N.W., Washington, D.C.—filed this action to foreclose the rights of redemption on the property.

The record definitively establishes that Plaintiff has complied with the statutory requirements of Title 47, Chapter 13A of the D.C. Code and the Court rules, this Court's Order of March 6, 2007 Denying Plaintiff's Motion for Summary Judgment, and has been duly diligent in attempting to locate and join record and legal owners, and other persons with interests in the property, who have not redeemed the property.

Wherefore, it is this 23rd day of April, 2007, hereby

ORDERED that Plaintiff's Motion for Reconsideration of Denial of Motion for Summary Judgment is **GRANTED**; and it is further

¹ Because Defendant Emrich has not answered or appeared, this Court treats Plaintiff's Motion as seeking a default judgment against Emrich, and summary judgment against the District of Columbia.

ORDERED that a **DEFAULT JUDGMENT** is entered against Frederick W. Emrich; and it is further

ORDERED that **SUMMARY JUDGMENT** is entered against the District of Columbia; and it is further

ORDERED that the Mayor of the District of Columbia is directed to issue to the Plaintiff, upon request, a statement detailing the amounts required for the Plaintiff to receive a deed under D.C. Code § 47-1382, provided that any surplus paid for the real property by the Plaintiff be applied against all other taxes, interest thereon, and expenses owing on the real property, in accordance with D.C. Code § 47-1382(g); and it is further

ORDERED that the Mayor of the District of Columbia is hereby directed to execute and deliver a deed to Plaintiff, in fee simple, upon Plaintiff's payment to the Mayor of the amount required under D.C. Code § 47-1382(c) and Plaintiff's presentment to the Mayor of a certified copy of this Order. The deed shall be subject to: (a) a lien filed by the taxing agency under D.C. Code § 47-1340(c); (b) the tenancy of a residential tenant, other than a tenant described in D.C. Code § 47-1371(b)(1)(C) and (D); and (c) easements of record and any other easement that may be observed by inspection of the property; and it is further

ORDERED that, once issued, the deed shall vest in Plaintiff fee simple title to the property, free and clear from all claims, estate, or rights of the Defendants; and it is further

ORDERED that this constitutes a final Order in this case.



Magistrate Judge Sullivan
For Magistrate Judge Coburn
(Signed in Chambers)

Copies to:

Roy L. Kauffman, Esq.
1120 20th Street, N.W., Suite 300
Washington, D.C. 20036

Frederick W. Emrich
3141 Dumbarton Street, N.W.
Washington, D.C. 20007

Joseph Ferguson, Esq.
Assistant Attorney General for D.C.
441 Fourth Street, N.W.
Sixth Floor
Washington, D.C. 20001

Doc# 2007113165 Fees:\$0.00
08/29/2007 11:28AM Pages 9
Filed & Recorded in Official Records of
WASH DC RECORDER OF DEEDS LARRY TODD

THIS DEED

T-12458

MADE this 4th day of November, 2002, by and between Tatiana S. Gau, unmarried, party of the first part; and Thomas L. Adams, Jr., party of the second part:

WITNESSETH

THAT in consideration of the sum of Six Hundred Sixty Five Thousand and NO/100 Dollars (\$665,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby grant and convey unto the party of the second part, his/her heirs and assigns, in fee simple, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in the District of Columbia, described as follows, to wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT to all easements, covenants and restrictions of record.

AND the party of the first part herein warrants specially the property hereby conveyed; and covenants to execute such further assurances of the land as may be requisite.

WITNESS my hand and seal:

Tatiana S. Gau by
Sarah Dahlgren
Attorney-in-Fact (SEAL)
 Tatiana S. Gau
 By Sarah Dahlgren
 Attorney-in-fact

~~State of~~ District of Columbia

~~County of~~ _____ SS:

I, Todd S. Deckelbaum, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Tatiana S. Gau by Sarah Dahlgren, Attorney in Fact, party to and who is personally well known to me as the person who executed the foregoing and annexed Deed bearing date on the 4th day of November, 2002, personally appeared before me in said jurisdiction and acknowledged the same to be his/her/their act and deed.

Given under my hand and seal, this 4th day of November, 2002.

[Signature]

NOTARY PUBLIC

My commission expires on the 14th day of February, 2003.

After Recording Mail To:
 Thomas L. Adams, Jr.
 3141 Dumbarton Street, NW
 Washington, DC 20007

After Recording Mail To:
Thomas L. Adams, Jr.
3141 Dumbarton Street, NW
Washington, DC 20007

receipt of which is hereby acknowledged, the party of the first part does hereby grant and convey unto the party of the second part, his/her heirs and improvements, in fact and otherwise, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in the District of Columbia, described as follows, to wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT to all easements, covenants and restrictions of record.

AND the party of the first part herein warrants specially the property hereby conveyed; and covenants to execute such further assurances of the land as may be requisite.

WITNESS my hand and seal:

Tatiana S. Gau by
Sarah Dahlgren
Attorney-in-Fact (SEAL)
Tatiana S. Gau
By Sarah Dahlgren
Attorney-in-fact

~~State of~~ District of Columbia

~~County of~~ _____ SS:

I, Todd S. Deckelbaum, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Tatiana S. Gau by Sarah Dahlgren, Attorney in Fact, party to and who is personally well known to me as the person who executed the foregoing and annexed Deed bearing date on the 4th day of November, 2002, personally appeared before me in said jurisdiction and acknowledged the same to be his/her/their act and deed.

Given under my hand and seal, this 4th day of November, 2002.

[Signature]
NOTARY PUBLIC

My commission expires on the 14th day of February, 2003.

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