D[redacted]# 200215016 1 OF 6

File No. AK11029B
DEED-SHORT FORM D.C.

Deed

This Deed, made this 19th day of December, 2002, by and between **Capital City Mortgage Corporation**, party of the first part, and **LUJAN LUJAN LUJAN COLUMBIA RD., LLC**, party of the second part.

WITNESSETH, that in consideration of the sum of **SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($775,000.00)**, the party of the first part **does** hereby grant unto the party of the second part, in fee simple, as Sole Owner, 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 numbered Twenty-seven (27) in Square numbered Twenty-five Hundred Fifty-One (2551) in a subdivision made by John H. Nolan of part of Block 7, "Washington Heights", as per plat recorded in Liber 12, at folio 111 among the Records of the Office of the Surveyor for the District of Columbia.

Which is located at 1834 Columbia Road, NW, Washington, DC 20009.

Being the same property described in Deed dated February 9, 1981 and recorded on February 23, 1981 as Instrument No.8100009123.

NOTE: Said property was erroneously described as "Part of Block 3" in a Deed dated March 15, 1994 recorded May 12, 1994 as Instrument No. 9400039930 and in a Deed dated September 7, 1995 recorded April 12, 1996, as Instrument No. 9600022255.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed; and that it will execute such further assurances of said land as may be requisite.

BM

BZA
Case No. 17094
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17094
EXHIBIT NO. 9

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

IN PRESENCE OF:

Capital City Mortgage Corporation

By Alan W. Nash, President

QUINN O'CONNELL JR.
NOTARY PUBLIC, DISTRICT OF COLUMBIA
MY COMMISSION EXPIRES JULY 14, 2003

ATTEST:

Secretary

District of Columbia
City of Washington_____, TO WIT:

I hereby certify that on this 19th day of December, 2002 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alan W. Nash, who acknowledged himself/herself to be the President of the Grantor corporation, and that as such officer, being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

Given under my hand and seal this 19 day of **December, 2002.**

QUINN O'CONNELL JR.
NOTARY PUBLIC, DISTRICT OF COLUMBIA
MY COMMISSION EXPIRES JULY 14, 2003

Notary Public

My Commission Expires:

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AFTER RECORDING MAIL TO:
Law Offices of Arthur F. Konopka
4530 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016

GRANTEE'S ADDRESS:
1834 Columbia Road, NW
Washington, DC 20009