

AFTER RECORDING, RETURN TO:  
CLOSELINE SETTLEMENTS  
1390 Piccard Drive, Suite 300  
Rockville, MD 20850

File No. 56960DCF-HQ  
Title Insurer: First American Title Insurance Company  
Property ID No. Square 0555 Lot 0159

**This Deed**, made as of this 10th day of June, 2016, by and between CITY STAR, LLC, a District of Columbia limited liability company, GRANTOR, and 207 NEW YORK AVE LLC, a District of Columbia limited liability company, GRANTEE.

- Witnesseth -

**That for and in consideration** of the sum of Five Hundred Ninety-nine Thousand and 00/100 Dollars (\$599,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell, alienate and convey, without conditions as to its delivery, to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the District of Columbia, and described as follows:

LOT NUMBERED ONE HUNDRED FIFTY-NINE (159) IN CASE B. RAFTER AND FRANK S. SMITH'S SUBDIVISION OF LOTS IN SQUARE NUMBERED FIVE HUNDRED FIFTY-FIVE (555) AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 75 AT FOLIO 145.

SAID PROPERTY NOW KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT NUMBERED 0159 IN SQUARE NUMBERED 0555.

BEING the same property conveyed by Deed dated April 13, 2013 and recorded on May 3, 2013 as Instrument No. 2013052193 among the Land Records of the District of Columbia.

Property address: 207 NEW YORK AVE NW, WASHINGTON, DC 20001.

**Together** with the buildings and improvements thereon erected, made or being; and all and every right, alley, way, privilege, appurtenance and advantage thereto belonging, or in anywise appertaining.

**Subject To** all covenants, easements, restrictions and rights of ways as contained in deeds and instruments forming the chain of title to the subject property.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19686  
EXHIBIT NO.15

**To Have and To Hold** the said tract or parcel of land and premises, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Grantee, in fee simple.

**And** the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

**As Witness** the hand and seal of said Grantor, the day and year first above written.

WITNESS:

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PI WU LIN (Seal)  
City Star LLC, a District of Columbia  
limited liability company  
By: Pi Wu Lin

\_\_\_\_\_

\_\_\_\_\_ (Seal)

STATE OF VIRGINIA, COUNTY OF FAIRFAX :

I hereby certify that on this 9<sup>th</sup> day of June, 2016, before me, the undersigned officer, personally appeared Pi Wu Lin, who acknowledged himself to be the Manager and Member of City Star LLC, a limited liability company, and that he being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as his company's act.

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



[Signature]  
Notary Public  
My commission expires 02/28/2018