

# Exhibit 3

Doc #: 2018009075  
01/25/2018 02:20 PM

File No. **17-1293SMS**  
DEED-SHORT FORM D.C.

**This Deed**, made this 19th day of **January, 2018**, by and between Jennifer C. Rascoe, Successor Personal Representative of The Estate of Annie C. Clayton (Admin # 2010ADM000199), who died on or about November 18, 2008, surviving tenant by the entirety of Eugene Clayton, who died on or about June 22, 1978, party of the first part, and 1267 Penn St NE LLC, a District of Columbia Limited Liability Company, party of the second part.

WITNESSETH, that in consideration of the sum of Three Hundred Sixty Thousand and 00/100 Dollars (**\$360,000.00**), the party of the first part does hereby grant unto the party of the second part, in fee simple, 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:

All that certain lot or parcel of land situate in the **District of Columbia** and being more particularly described as follows:

Lot 233 in Square 4060 of a subdivision made by Clarence H. Small, as per plat recorded in Liber 83 folio 43 in the Office of the Surveyor for said District.

BEING the same property conveyed to Eugene Clayton and Annie C. Clayton from Roland F. Jewell and Nellie M. Jewell, by Deed dated August 10, 1949, and recorded on August 16, 1949, as Instrument No. 28522.

**Title Insurer: Fidelity National Title Insurance Company**

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.

Exhibit 3

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

IN PRESENCE OF:

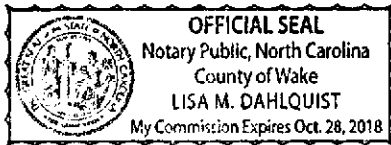
*Leslie Davis*  
LESLIE DAVIS

*Jennifer C. Rascoe* {SEAL}  
Jennifer C. Rascoe, Successor Personal  
Representative of The Estate of Annie C.  
Clayton

STATE OF NORTH CAROLINA,  
COUNTY OF Durham, to wit:

I, \_\_\_\_\_, a Notary Public, in and for the jurisdiction aforesaid,  
do hereby certify that Jennifer C. Rascoe, Successor Personal Representative of The  
Estate of Annie C. Clayton, who is personally well known to me as the grantor in, and  
the person who executed the foregoing and annexed deed, bearing the date of **January  
19, 2018**, personally appeared before me in the said District and acknowledged the said  
deed to be its act and deed.

Given under my hand and seal this <sup>18th</sup>~~17th~~ day of **January, 2018**.



*[Signature]*  
Notary Public Lisa M Dahlquist

My Commission Expires: \_\_\_\_\_

AFTER RECORDING MAIL TO:  
1267 Penn St NE LLC  
8855 Annapolis Road  
Suite #205  
Lanham, MD 20706

GRANTEE ADDRESS:  
8855 Annapolis Road  
Suite #205  
Lanham, MD 20706

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IDA WILLIAMS  
RECORDER OF DEEDS  
WASH DC RECORDER OF DEEDS

RECORDING FEES	\$25.00
SURCHARGE	\$6.50
RECORDATION TAX FEES	\$3,960.00
TRANSFER TAX FEES	\$3,960.00
TOTAL:	\$7,951.50