

THIS DEED

Tax Account No./Parcel Identifier: LOT # 960, SQUARE 1397
Title Insurance: AMERICAN PIONEER TITLE INSURANCE COMPANY

Made this 26th day of November, 2002, by and between TIMOTHY J. WARD and NADWA RAFAH, parties of the first part, and AMIR MOTLAGH and ROUHI MOTLAGH, parties of the second part.

WITNESSETH, that in consideration of the sum of \$385000, receipt of which is hereby acknowledged and which parties of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said parties of the first part do grant and convey unto the parties of the second part in fee simple as tenants by the entireties all that property situate in DISTRICT OF COLUMBIA, State of Maryland, described as:

SEE ATTACHED.

which has an address of 4509 FOXHALL CRESCENT DR., NW WASHINGTON DC 20007.

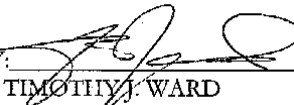
AND BEING the same property conveyed to the Grantor by Deed dated 01/26/1994 and recorded 01/27/1994 in Instrument No. 7822 among the aforesaid Land Records.

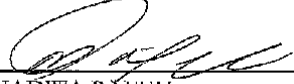
SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said parties of the second part in fee simple.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite or necessary.

IN TESTIMONY WHEREOF, the said parties of the first part have set their hands and seals the day and year first above written.

BY:  (SEAL)
TIMOTHY J. WARD

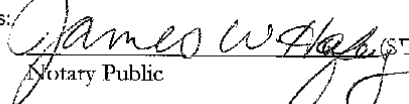
 (SEAL)
NADWA RAFAH

STATE OF Maryland, at-large,
COUNTY OF Montgomery, to wit:

HEREBY CERTIFY that on this 26th day of November, 2002, before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared TIMOTHY J. WARD and NADWA RAFAH, known to me (or satisfactorily proven) to be the person whose name is subscribed to as the, who made oath in due form of law that he executed the within and foregoing Deed for the purposes therein contained and in the capacity therein stated.

AS WITNESS my hand and Notarial Seal.

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

My commission expires:  (SEAL)
11/1/05 Notary Public

File # 20021256

JAMES W. HAFEY, JR.
NOTARY PUBLIC - THE STATE OF MARYLAND
My Commission Expires November 1, 2005

Board of Zoning Adjustment
District of Columbia
CASE NO.20636
EXHIBIT NO.84C

AMIR MOTLAGH

ROUHI MOTLAGH

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

GRANTOR'S ADDRESS: 4509 FOXHALL CRESCENT DR., NW WASHINGTON DC

GRANTEE'S ADDRESS: 4509 FOXHALL CRESCENT DR., NW WASHINGTON DC

TITLE INSURER: AMERICAN PIONEER TITLE INSURANCE COMPANY

CASE # 20021256

REMIT TO: HERITAGE TITLE CO.
11821 PARKLAWN DRIVE, SUITE 320
ROCKVILLE, MD 20852

(Exhibit "A")
Legal Description

Parts of Former Parcel 12/413 and Parcel 19/45, said being now known as Lot numbered 960 in Square numbered 1397, shown in Surveyor book 39 at Page 3717-U among the records of the Office of the Surveyor for the District of Columbia, and being more particularly described as follows;

Beginning for the same at the end of the six (6) following courses and distances from the intersection of the Southerly line of Dexter Street NW, and at the Westerly line of Foxhall Road, NW:

1. South 6 degrees 30 minutes East, 156.12 feet;
2. North 86 degrees 35 minutes 20 seconds East, 11.61 feet;
3. South 5 degrees 23 minutes 40 seconds East, 522.45 feet;
4. South 11 degrees 24 minutes East, 37.61 feet;
5. South 81 degrees 37 minutes West, 133.16 feet;
6. South 59 degrees 40 minutes west, 43.88 to the true point of beginning being the Southwesterly corner of said Lot numbered 960 as shown on said plat recorded in Survey book 39 at page 3717-U, and proceeding thence south 59 degrees 40 minutes West, 56.12 feet; thence South 78 degrees 41 minutes West, 75.00 feet; thence North 6 degrees 19 minutes 22 seconds West, 113.01 feet thence North 73 degrees 23 minutes East, 109.01 feet; thence South 16 degrees 37 minutes East 104.81 feet to the true point of beginning. Said land is shown on a plat of computation entitled, "Plat of Computation, Foxhall Crescents, Assessments and Taxation Lots numbered 960 and 962, Square numbered 1397, Washington, District of Columbia", prepared by Precision Surveying and Consulting Services, project No. 9-87094, drawing No. 7-001-B, dated May 30, 1987.

Note: At the date hereof the above described land is known for assessment and taxation purposes as lot 960 in Square 1397.

Doc# 2003011533

Book: -

Pages: -

Filed & Recorded

01/24/2003 01:04:19 PM

HENRY RILEY

RECORDER OF DEEDS

WASHINGTON D.C. RECORDER OF DEEDS

RECORDING \$ 15.00

RECORDATION TAX \$ 4,235.00

TRANSFER TAX FE \$ 4,235.00

SURCHARGE \$ 6.50