

Special Warranty Deed

This Deed made this 29th day of March, 2023, by and between **1220 Mount Olivet Development Corp., a District of Columbia corporation** also known on record as 1220 Mount Olivet Development Corporation (Grantor), and **Bristlecone LLC, a District of Columbia limited liability company** (Grantee):

WITNESSETH, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that piece or parcel of land together with the improvements, rights, privileges, easements and appurtenances to the same belonging, situate in the District of Columbia (the "Property"), and being more particularly described on **Exhibit A** attached hereto and made a part hereof.

This conveyance is made subject to all recorded covenants, restrictions, conditions, easements, reservations, agreements and rights-of-way, to the extent the same are recorded and lawfully apply to the Property.

AND the Grantor 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.

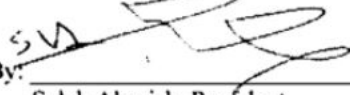
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IN WITNESS WHEREOF, 1220 Mount Olivet Development Corp. has caused these presents to be signed by Khaled Hasan, Chairman, and Salah Aburish, President, as its attorney in fact to deliver these presents as its act and deed.

GRANTOR:

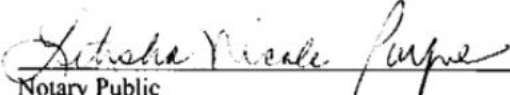
1220 Mount Olivet Development Corp.,
a District of Columbia corporation

By:  (SEAL)
Khaled Hasan, Chairman

By:  (SEAL)
Salah Aburish, President

DISTRICT OF COLUMBIA:

The foregoing instrument was acknowledged before me this 29th day of March, 2023, by Khaled Hasan, Chairman, and Salah Aburish, President of 1220 Mount Olivet Development Corp., a District of Columbia corporation, on behalf of said entity.


Notary Public
My Commission Expires:

LITISHA NICOLE PAYNE
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires May 31, 2026

For Informational Purposes Only:

File No.: DC-1220Mt-P5266

Property Address: 1220 Mount Olivet Road NE, Washington, DC 20002

Title Insurance: First American Title Insurance Company

After Recording Please Return to:

Answer Title

80 M Street, SE, Suite 100

Washington, DC 20003



**EXHIBIT A
LEGAL DESCRIPTION**

Part of a tract of land called "Youngsborough" being bounded and described as follows:

BEGINNING for the same at a point on the northerly line of Mount Olivet Road, said point being the easterly end of a 35' radius curve jointing the aforesaid line of said road with the easterly 106' line of West Virginia Avenue; thence running along the line of Mount Olivet Road

S 65° 41' E 196.74 feet to the point of beginning; thence continuing along the line of said road as widened by proceedings in District Court Cause No. 2786

Southeasterly 41.50 feet; thence

Northeasterly at a right angle to said road, 80.00 feet; thence

Northwesterly and parallel with said road, 41.50 feet; thence

Southwesterly at a right angle to said last bound, 80.00 feet to the point of beginning

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Parcel 141/63.

AND

Part of a tract of land called "Youngsborough" being bounded and described as follows:

BEGINNING for the same at a point on the northerly line of Mount Olivet Road, said point being S 65° 41' E 140.5 feet along the line of said road from the southeast corner of Lot 6 as per plat recorded in Liber 180 at folio 64 in the Surveyor's Office, thence running

N 24° 19' E 80.00 feet to a point being the northeast corner of aforementioned Parcel 141/63; thence along the line of said parcel

N 65° 41' W 41.50 feet to a point; thence

N 24° 19' E 10.00 feet to a point; thence

S 65° 41' E 81.67 feet to a point; thence

S 25° 45' W 90.02 feet to the northerly line of said Mount Olivet Road; thence along said line

N 65° 41' W 37.93 feet to the point of beginning

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Parcel 141/74.

For Informational Purposes Only:

Property Address: 1220 Mount Olivet Road NE, Washington, DC 20002

TAX ID: PAR 0141 0063 & PAR 0141 0074

Doc #: 2023027587
Filed & Recorded
04/03/2023 03:00 PM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
RECORDATION TAX FEES \$23,200.00
TRANSFER TAX FEES \$23,200.00
TOTAL: \$46,431.50