

EXHIBIT K

**NO CONSIDERATION
NO TITLE EXAMINATION**

DEED

THIS DEED, made this 1st day of August, 2024, by and between

EVERMAY GEORGETOWN, LLC, a Delaware limited liability company,

Party of the First Part,

AND

S&R FOUNDATION, INC. d/b/a S&R EVERMAY, a District of Columbia corporation,

Party of the Second Part,

WITNESSETH, that for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, the said Party of the First Part does hereby grant and convey unto the Party of the Second Part, in FEE SIMPLE, AS SOLE OWNER, the following described land and premises, together with the improvements, rights, privileges, and appurtenances to the same belonging, situate in the District of Columbia, to wit:

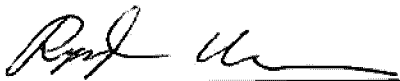
**SEE EXHIBIT "A" ATTACHED HERETO
AND
MADE A PART HEREOF**

AND the said Party of the First Part covenants that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite.

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

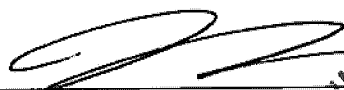
EVERMAY GEORGETOWN, LLC

By: 
DR. SACHIKO KUNO, Manager

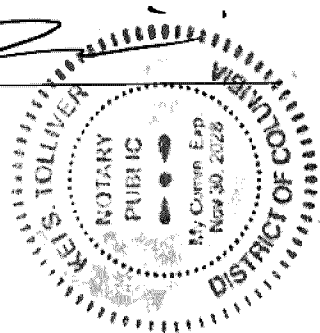
By: 
DR. RYUJI UENO, Manager

DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me on July 24, 2024 by **DR. SACHIKO KUNO** as Manager of **EVERMAY GEORGETOWN, LLC**.


Notary Public

My Commission Expires: 11/30/2028



DISTRICT OF COLUMBIA

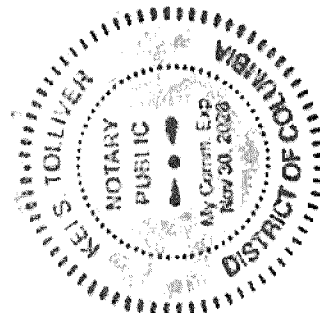
The foregoing instrument was acknowledged before me on July 24, 2024 by **DR. RYUJI UENO** as Manager of **EVERMAY GEORGETOWN, LLC**.


Notary Public

My Commission Expires: 11/30/2028

PROPERTY ADDRESS: 1623 28TH STREET NW
WASHINGTON, DC 20007

PARAGON CASE #: 1852-18D



AFTER RECORDATION,
PLEASE RETURN TO:
PARAGON TITLE & ESCROW CO.
7415 ARLINGTON ROAD
BETHESDA, MD 20814

EXHIBIT "A"

ALL THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE DISTRICT OF COLUMBIA AND KNOWN FOR THE PURPOSE OF ASSESSMENT AND TAXATION AS LOT NUMBERED EIGHT HUNDRED AND FIFTEEN (815) IN SQUARE NUMBERED ONE THOUSAND TWO HUNDRED EIGHTY-FIVE (1285) AS RECORDED AMONG THE LAND RECORDS OF THE OFFICE OF ASSESSMENT AND TAXATION FOR THE DISTRICT OF COLUMBIA ON PAGE 3821-D AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A NAIL SET ON THE NORTH FACE OF A BUILDING LOCATED AT THE SOUTHWEST CORNER OF LOT 815 AND NORTHWEST CORNER OF LOT 5 IN THE AFOREMENTIONED SQUARE AS RECORDED AMONG THE LAND RECORDS OF THE OFFICE OF THE SURVEYOR IN SUBDIVISION BOOK 201 ON PAGE 76, SAID POINT ALSO BEING NORTH $01^{\circ}01'30''$ WEST, 160.00 FEET FROM NORTHEASTERLY INTERSECTION OF 28TH STREET, N.W. AND Q STREET, N.W.; THENCE RUNNING WITH THE EASTERLY LINE OF 28TH STREET, N.W.

1. NORTH $01^{\circ}01'30''$ WEST, 441.16 FEET (PER SURVEY) OR 440.00 FEET (PER A&T RECORD) TO A POINT BEING THE INTERSECTION OF THE OAK HILL CEMETERY PROPERTY LINE AND NORTH FACE OF A BUILDING LOCATED AT NORTHWEST CORNER OF LOT 815; THENCE LEAVING 28TH STREET, N.W. AND BINDING WITH SAID PROPERTY LINES OF THE OAK HILL CEMETERY THE FOLLOWING COURSES AND DISTANCES:
2. NORTH $89^{\circ}03'00''$ EAST, 103.98 FEET (PER SURVEY) OR 103.98 (PER A&T RECORD) TO A REBAR AND CAP SET; THENCE
3. SOUTH $48^{\circ}40'00''$ EAST, 129.67 FEET (PER SURVEY) OR 129.74 (PER A&T RECORD) TO A REBAR AND CAP SET; THENCE
4. NORTH $89^{\circ}52'00''$ EAST, 75.78 FEET (PER SURVEY) OR 75.92 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE
5. SOUTH $84^{\circ}29'00''$ EAST, 20.00 FEET (PER SURVEY) OR 20.00 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE
6. SOUTH $77^{\circ}23'00''$ EAST, 16.75 FEET (PER SURVEY) OR 16.75 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE

7. SOUTH 69°10'00" EAST, 18.00 FEET (PER SURVEY) OR 18.00 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE
8. SOUTH 59°54'00" EAST, 21.72 FEET (PER SURVEY) OR 21.72 (PER A&T RECORD) TO A REBAR AND CAP SET; THENCE
9. SOUTH 57°14'00" EAST, 18.82 FEET (PER SURVEY) OR 18.82 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE
10. SOUTH 49°32'00" EAST, 20.97 FEET (PER SURVEY) OR 20.97 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE
11. SOUTH 39°25'00" EAST, 19.75 FEET (PER SURVEY) OR 19.75 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE
12. SOUTH 34°51'00" EAST, 20.03 FEET (PER SURVEY) OR 20.03 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE
13. SOUTH 29°44'00" EAST, 20.38 FEET (PER SURVEY) OR 20.38 (PER A&T RECORD) TO A PINCH PIPE FOUND; THENCE
14. SOUTH 20°30'00" EAST, 19.91 FEET (PER SURVEY) OR 19.91 (PER A&T RECORD) TO AN OPEN PIPE FOUND; THENCE
15. SOUTH 16°07'00" EAST, 22.47 FEET (PER SURVEY) OR 22.47 (PER A&T RECORD) TO A REBAR AND CAP SET; THENCE
16. SOUTH 09°48'00" EAST, 18.66 FEET (PER SURVEY) OR 18.66 (PER A&T RECORD) TO A PINCH PIPE FOUND; THENCE
17. SOUTH 02°00'00" WEST, 20.95 FEET (PER SURVEY) OR 20.95 (PER A&T RECORD) TO A PINCH PIPE FOUND; THENCE
18. SOUTH 05°20'00" WEST, 175.30 FEET (PER SURVEY) OR 175.00 (PER A&T RECORD) TO A POINT ALONG THE NORTHERLY LINE OF LOT 801 IN AFORESAID SQUARE; THENCE RUNNING WITH PART OF SAID NORTHERLY LINE OF LOT 801
19. SOUTH 88°59'30" WEST, 286.25 FEET (PER SURVEY) OR 407.57 (PER A&T RECORD) TO CROSS CUT SET ON WALL LOCATED AT THE NORTHEAST CORNER OF LOT 5 IN AFOREMENTIONED SQUARE; THENCE
20. SOUTH 88°58'30" WEST, 120.13 FEET (PER SURVEY) TO THE POINT OF BEGINNING CONTAINING 156,177.6 SQUARE FEET OF LAND (PER SURVEY) OR 155,905 SQUARE FEET OF LAND (PER A&T RECORD).

NOTE: AT THE DATE HEREOF, THE ABOVE DESCRIBED LAND IS SHOWN ON THE RECORDS OF THE ASSESSOR FOR THE DISTRICT OF COLUMBIA FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 0815 IN SQUARE 1285.

SUBJECT, HOWEVER, TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, AND ENCUMBRANCES OF RECORD.

BEING all of the same real property described in a Deed recorded July 25, 2011 as Instrument No. 2011077781.

Doc #: 2024071706
Filed & Recorded
08/01/2024 02:22 PM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$5.00
RECORDATION TAX FEES \$539,330.69
TRANSFER TAX FEES \$539,330.69
TOTAL: \$1,078,691.38