

File No.: DC21-2936
Title Insurer: Westcor Land Title Insurance Company
SSL: 2566, 2201, 2207

SPECIAL WARRANTY DEED

This Deed, made this **28th day of October, 2021**, by and between **2429 Ontario Rd LLC**, a District of Columbia limited liability company, party of the first part, and **JONATHAN ROBERT DUPREE and JOANNA MARGARET NICOLETTI**, parties of the second part.

WITNESSETH, that in consideration of the sum of **EIGHT HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$815,000.00)**, the party of the first part do hereby grant unto the parties of the second part, in fee simple, as tenants by the entirety, 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 piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situated in the District of Columbia, described as follows two wit:

Part of Former Lot numbered Seventy-Nine (79) in Luther A. Swartzell's subdivision of lots in Block numbered Ten (10) "Meridian Hill", as per Plat recorded in the Office of the Surveyor for the District of Columbia in Liber 50 at folio 116.

The part of land conveyed being more particularly designated as Condominium Unit No. 2 and Parking Unit P-2 in the Condominium known as "2429 Ontario Condominium," according to the Declaration of Condominium dated and recorded on June 28, 2021 as Instrument No. 2021086860, and the By-Laws of Condominium relating thereto dated and recorded on June 28, 2021 as Instrument No 2021086861, both among the Land Records of the District of Columbia, and as per plat of Condominium Subdivision recorded in Condominium Book 117 at Page 31 in the Office of the Surveyor for the District of Columbia, as amended.

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 Lot 2201 in Square 2566.

NOTE: PARKING Unit P-2 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 Lot 2207 in Square 2566.

TOGETHER WITH all the appurtenances incident to said unit, as contained in said Declaration of Condominium (as amended).

To all the provisions, restrictions, easements and conditions as contained in said Declaration of Condominium (as amended), and the By-Laws relating thereto (as amended).

Board of Zoning Adjustment
District of Columbia
CASE NO.20984
EXHIBIT NO.3C

The Condominium Declaration allocates to the Condominium Unit an undivided interest (stated as a percentage) in the common elements of the Condominium (hereinafter called the "Percentage Interest").

The Percentage Interest of the Condominium Unit is set forth in the Condominium Declaration.

Property Address: 2429 Ontario Road NW, Unit 2 and Parking Unit P-2, Washington, DC 20009.

2566, 2201 and 2207

AND the said party 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.

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

IN PRESENCE OF:

2429 Ontario Rd LLC,
a District of Columbia limited liability company

By: Cypress Home Development LLC, a
Virginia limited liability company, its Sole
Member

By: **Guangmin Pu, Manager**

{SEAL}

DISTRICT OF COLUMBIA, ss:

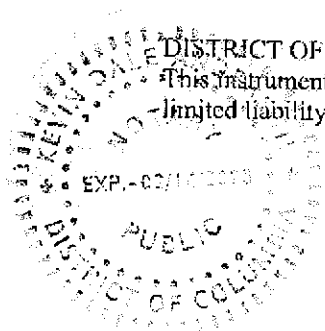
This instrument was acknowledged before me on October 28, 2021 by 2429 Ontario Rd LLC, a District of Columbia limited liability company.

After Recording MAIL TO:
Standard Title Group, LLC
1808 Florida Avenue NW
Washington, DC 20009

Grantee Address:
2429 Ontario Road Northwest
2
Washington, DC 20009

Signature of Notarial Officer

My Commission Expires: 02-14-25



Doc #: 2021147744
Filed & Recorded
11/08/2021 03:40 PM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
RECORDATION TAX FEES \$11,817.50
TRANSFER TAX FEES \$11,817.50
TOTAL: \$23,666.50