

LOT 0065 SQUARE 3114

This Deed, made this 13th day of **May, 2024**, by and **Regal Road Estates, LLC**, a District of Columbia limited liability company, party of the first part, and, **Nicole Johnston and David Ortiz**, a married couple, party of the second part.

WITNESSETH, that in consideration of the sum of One Million, Two Hundred Ninety Thousand, and 00/100 Dollars **(\$1,290,000.00)**, the party of the first part does hereby grant unto the party of the second part, in fee simple, as tenants by the entirety with full common law rights of survivorship, 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:

Lot Sixty-five (65) in Stellwagen & Edmonston, Trustees Subdivision of Lots in Block Twenty-one (21) "Addition to LeDroit Park" as per plat recorded in County 13 Folio 117 in the Office of the Surveyor for the District of Columbia.

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 0065 in Square 3114.


The improvements thereon being known as 149 Thomas Street Northwest, Washington, District of Columbia - 20001.

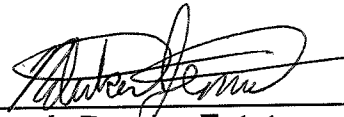
BEING the same property conveyed Regal Road Estates, LLC, from Elijah Eric Rouse, PR of the Estate of Margaret L. Rouse, by deed dated March 9, 2023, and recorded on April 4, 2023, as Instrument No. 2023027717, among the Land Records for the District of Columbia.

[Signatures and Seals Appear on Page 2]

WITNESS the foregoing Deed by the hand and seal the day and year first hereinbefore written.

IN PRESENCE OF:




 {SEAL}
**Regal Roads Estates, LLC, a District of
Columbia limited liability company
by: Nduka Jemie, Managing Member**

STATE of Virginia
COUNTY of Fairfax

I, Victor Sosa, a Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Nduka Jemie, on behalf of Regal Roads Estates, LLC, who executed the foregoing and annexed Deed, bearing the date of May 13th, 2024, personally appeared before me in the said jurisdiction and acknowledged the said Deed to be their act and deed.

Given under my hand and seal this 13th day of **May, 2024**.



Notary Public
My Commission Expires: 01/31/2028

AFTER RECORDING MAIL TO:
**Pruitt Title, LLC
8221 Old Courthouse Road, #101
Vienna, VA 22182**

GRANTEE ADDRESS:
**149 Thomas Street, NW
Washington, DC 20001**



Doc #: 2024052291
Filed & Recorded
06/05/2024 09:21 AM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
RECORDATION TAX FEES \$18,705.00
TRANSFER TAX FEES \$18,705.00
TOTAL: \$37,441.50