

File No.: EM-24-11026
DEED – SHORT FORM D.C.
First American Title Insurance Company
SQUARE: 3304 LOT: 0059

This Deed, made this 17th day of **September, 2024**, by and between **James V. FAIRROW**, party of the first part, and **Maria Del Carmen CABIESES**, party of the second part.

WITNESSETH, that in consideration of the sum of **EIGHT HUNDRED TWENTY THOUSAND AND 00/100 (\$820,000.00)**, the party of the first part does hereby grant unto the party of the second part, in **fee simple**, as **Sole Owner**, 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 numbered Fifty-Nine (59) in square numbered Thirty-Three Hundred Four (3304) in the Subdivision of Lots made by D. J. Dunigan, Inc. as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 100 at folio 100.

SUBJECT to building restriction line as shown on recorded plat.

SUBJECT to agreement, covenants, easements and restrictions of record.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 314 Delafield Place NW, Washington, DC 20011

SQUARE: 3304
LOT: 0059

BEING the fee simple property which, by Deed dated August 31, 2000 and recorded October 6, 2000, at Instrument No. 2000094652, was granted and conveyed by Grace O. AKOTO and Alex AKOTO unto James V. FAIRROW.

AND the said party of the first part covenant that he will warrant specially the property hereby conveyed; and that he 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:

James V. Fairrow (SEAL)
James V. FAIRROW

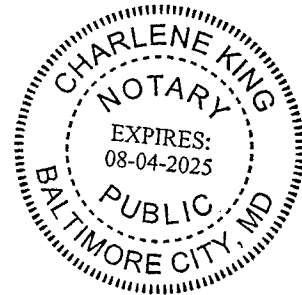
STATE OF Maryland

CITY/COUNTY OF Colesville, to wit:

Signed and sworn to (or affirmed) before me on this 16th day of September, 2024 by James V. FAIRROW.

Charlene King
Signature of Notarial Officer
Title and Rank

My Commission Expires: 08/04/2025
CHARLENE KING
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 4, 2025



After Recording MAIL TO:

Monarch Title
210 7th Street SE #100
Washington, DC 20003

GRANTEE:

Maria Del Carmen CABIESES
314 Delafield Place Northwest
Washington, DC 20011

Doc #: 2024089849
Filed & Recorded
09/23/2024 01:13 PM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$5.00
RECORDATION TAX FEES \$11,890.00
TRANSFER TAX FEES \$11,890.00
TOTAL: \$23,810.00