



LOT 0935 SQUARE 1356

DEED

THIS DEED made this 30th day of Apr: 1, 2013, by and between **DUBALL MACARTHUR, LLC**, a Delaware limited liability company, Seller, and **MARIE MADELEINE MBORANTSUO** and **RUTH ESTHER EBORI BONGO MBORANTSUO**, joint tenants with the right of survivorship, Purchasers:

WITNESSETH:

That for and in consideration of the sum of **One Million Five Hundred and Six Thousand One Hundred Twenty Five Dollars and No Cents (\$1,506,125.00)** receipt of which is hereby acknowledged, Seller does grant and convey unto the Purchasers, in fee simple, as **joint tenants with the right of survivorship**, all that property situate in the District of Columbia, described as:

Being all of Tax Lot 935 in Square 1356, **FOXHALL RIDGE**, as graphically shown on a Plat of Computation on Lots 28, 929, 932, 933, Square 1356, recorded in Survey Book 204 at Page 224, among the records of the Office of the Surveyor for the District of Columbia.

Said Property being known as: **4544 Westhall Drive, NW, Washington, DC 20007**

BEING PART OF the same property conveyed unto **DUBALL MACARTHUR, LLC**, a Delaware limited liability company, by virtue of a Deed dated **November 30, 2010** and recorded **December 1, 2010** in Instrument No. **2010106950** and rerecorded on **February 18, 2011** in Instrument No. **2011021226** among the aforesaid Land Records.

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

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behoof forever of said Purchaser in fee simple.

①

Return After Recording to: FE-SM13-0086
First Excel Title, LLC
3201 Jermentown Road, Suite 890
Fairfax, VA 22030



AND the Seller does hereby covenant to warrant specially the property hereby conveyed and to execute such further assurances of said land as may be requisite.

AND the member(s) signing below acknowledge(s) and affirms(s) that the Seller is a Delaware entity in good standing; that the member(s) is/are not aware of any provisions under the Articles of Organization or the Operating Agreement that would restrict the Seller's right to transfer the above property and that the undersigned member(s) is/are authorized to sign this deed on behalf of the Seller.

WITNESS our hands and seals on the day and year first hereinbefore written.

SIGNED, sealed and delivered in the presence of

WITNESS:



DUBALL MACARTHUR, LLC
By: DM Developers, LLC, Managing Member
By: MDCP, LLC, Managing Member

By: Marc Dubick (SEAL)

Name: Marc Dubick

Title: Member



{NOTARY ATTESTATION APPEARS ON THE FOLLOWING PAGE}

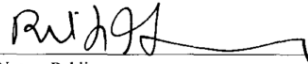
STATE OF Virginia)
COUNTY OF Fairfax) ss:

I HEREBY CERTIFY that on this 30th day of April, 2012, before me, a Notary Public in and for the State and County aforesaid, personally appeared

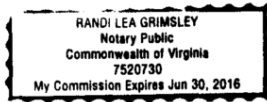
Marc Dubick

known to me (or satisfactorily proven) to be the Member of MDCP, LLC, Managing Member of DM Developers, LLC, Managing Member of DUBALL MACARTHUR, LLC, and acknowledged himself/herself to be the duly authorized signatory of MDCP, LLC, Managing Member of DM Developers, LLC, Managing Member of DUBALL MACARTHUR, LLC and as the duly authorized signatory of MDCP, LLC, Managing Member of DM Developers, LLC, Managing Member of DUBALL MACARTHUR, LLC he/she executed this deed for the purposes there in contained on behalf of MDCP, LLC, Managing Member of DM Developers, LLC, Managing Member of DUBALL MACARTHUR, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

My Commission Expires: 6/30/16



INFORMATION

Grantor's Address: 1111 Sunset Hills Road, Suite 200, , Reston, VA 20190
Grantee's Address: 4544 Westhall Drive NW, Washington, DC 20007
Title Insurer: FIRST AMERICAN TITLE INSURANCE CO.

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3201 Jermantown Road, Suite 850
Fairfax, VA 22030
File No.: FE-SM13-0086

Doc# 2013055251 Fees:\$43709.50
05/13/2013 11:30AM Pages 4
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WASH DC RECORDER OF DEEDS IDA WILLIAMS

RECORDING	\$	25.38
RECORDATION TAX FEE	\$	21,838.81
SURCHARGE	\$	6.50
TRANSFER TAX FEE	\$	21,838.81

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