

Deed

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 200\_, by and between 1700 Kalorama Condominium LLC ("Declarant"), and \_\_\_\_\_ ("Buyer"):

WITNESSETH, that in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which are acknowledged, Declarant does grant in fee simple absolute to Buyer all that piece or parcel of land, together with improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows, to wit:

A part of Lot 81 in Square 2567 now known as Unit No. \_\_\_\_ [and Parking Unit No. \_\_] in the condominium project known as 1700 Kalorama Lofts, a Condominium, created by a Declaration of Condominium dated \_\_\_\_\_, and recorded \_\_\_\_\_, as Instrument No. \_\_\_\_\_, and the By-Laws dated \_\_\_\_\_ and recorded \_\_\_\_\_, as Instrument No. \_\_\_\_\_, both among the District of Columbia land records, and the Plats and Plans recorded in Plat Book \_\_\_\_ at Page \_\_\_\_\_, in the Surveyor's office of the District of Columbia.

Together with an undivided percentage share interest in the Common Elements of [name of condominium] as set forth in said Declaration of Condominium and the Exhibits thereto.

[Together with a limited common element of Storage Space No. \_\_.]

The said property being known for assessment and taxation purposes as Lot 81 in Square 2567.

And the Declarant covenants that it will warrant specially the property hereby conveyed; and that it will execute such further assurances of said land as may be requisite.

In Witness Whereof, on this \_\_\_\_ day of \_\_\_\_, 200\_, the Declarant has caused this document to be executed on its behalf by its Manager.

DECLARANT:

1700 Kalorama Condominium LLC,  
a District of Columbia limited liability company

By: RWN Development Group, LLC,  
a Maryland limited liability company, as Manager

By: \_\_\_\_\_  
Richard W. Naing, Manager

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_ by Richard W. Naing in his capacity as Manager of RWN Development Group, LLC, as Manager of 1700 Kalorama Condominium LLC.

\_\_\_\_\_  
Notary Public

SEAL:

My Commission Expires: