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BK 11274 1939

✓ Fidelity National Title  
3960 Shulman Parkway Ste 120  
Glen Allen, Va 23060

Record and Return to:  
David C. Djaha, Esq.  
Clifford Chance Rogers & Wells LLP  
200 Park Avenue  
New York, NY 10166

Tax Max ID: 022-4-01-0013  
Sales Price: \$1,900,000

**SPECIAL WARRANTY DEED**

**THIS DEED OF BARGAIN AND SALE**, made and entered into this 29 day of February 2000, by and between **RAHA III, INC.**, a Delaware corporation, Grantor, party of the first part, and **ADDY ALSHAIKH**, Grantee, party of the second part, whose address is 4800 Foxhall Crescent, Washington, D.C. 20007

**WITNESSETH:**

That for and in consideration of the sum of One Million Nine Hundred Thousand Dollars (\$ 1,900,000) cash in hand paid, the receipt of which is hereby acknowledged by the party of the first part, the said party of the first part does hereby grant, bargain, sell and convey with **SPECIAL WARRANTY OF TITLE** unto said **BUYER** the following described real estate, to-wit:


All that certain land together with all buildings and improvements located therein located in Fairfax County Virginia being more specifically described as follows:

Lot 1, Section 1, Section 2 Cortes M. Randell, as shown on a plat attached to Deed of Resubdivision recorded in Deed Book 4334, at Page 589, among the Fairfax County, Virginia Land Records.

BEING the same property conveyed to RAHA III, Inc., by deed from C. William Nelson II and Grace C. Nelson, dated September 6, 1989, recorded September 7, 1989, in Deed Book 7420, Page 1324, in the Clerk's Office, Circuit Court, County of Fairfax, Virginia.

WITNESS the following signature and seal:

RAHA III, INC., a Delaware corporation

By:  (SEAL)  
Name: RAFAIC A-1312R1  
Title: President

WASHINGTON, DISTRICT OF COLUMBIA  
~~STATE OF VIRGINIA~~  
~~Fairfax/CITY OF ARLINGTON~~

to-wit:

I, Mildred Rivera, a Notary Public in and for the County/City of Washington State of District of Columbia, do hereby certify that Seller, whose name is signed to the writing bearing the date of the 29<sup>th</sup> day of February, 2000, has acknowledged the same before me in my County/City aforesaid.

Given under my hand this 29<sup>th</sup> day of Feb., 192000.

My commission expires: My Commission Expires November 14, 2002

Mildred Rivera  
Notary Public

[Seal]



A COPY TESTE:  
JOHN T. FREY, CLERK

BY: Regula Hope  
Deputy Clerk

MAR 10 00  
RECORDED FAIRFAX CO VA  
TESTE: John T. Frey  
CLERK

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1 of 1

TAX ID NO. 022-4-01-0013

**This Deed,** made this 6th day of September, 1989

by and between C. William Nelson II, as sole owner, and his wife, Grace C. Nelson, who is joining in the signing of this Deed to convey her dower interest in the hereinafter described property as sole owner  
grantor(s) and Raha III, Inc., a Delaware Corporation, grantee(s).

SEP-7 2:14

**Witnesseth:** Three Million Four Hundred Thousand and No/100 Dollars (\$3,400,000.00)  
That for and in consideration of the sum of ~~1000~~ dollars and other valuable considerations, the grantor(s) do(es) hereby grant, bargain, sell and convey unto the grantee(s) as sole owner in fee simple and with general warranty of title, the following described land with its improvements in the County of Fairfax Virginia:

Lot 1 Section 2 CORTES W. RANDELL, as shown on a plat attached to Deed of Resubdivision recorded in Deed Book 4334, at Page 589, among the Fairfax County, Virginia Land Records.

Grantor Address: 780 S. Apollo Blvd., Melbourne, Florida 32901  
Grantee Address: 1020 19th St., NW, Suite 220, Washington, DC 20036  
Property Address: 1111 Crest Lane, McLean, VA 22101  
Title Insurer: First American Title Insurance Company, 10385 Main Street, Fairfax, Virginia 22030

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REC-20 1989

Subject to easements, restrictions and reservations of record.

The grantor(s) covenant(s) the usual following warranties unto the grantee(s): "Right to convey; free from encumbrances, except aforementioned; quiet possession; further assurances."

Witness the following signature(s) and seal(s):

C. William Nelson II (SEAL)  
C. William Nelson II  
Grace C. Nelson (SEAL)  
Grace C. Nelson

District of Columbia, )  
to wit:

I, the undersigned, a notary public for the jurisdiction aforesaid, do hereby certify that C. William Nelson II and Grace C. Nelson whose name(s) (is) (are) signed to the foregoing deed dated September 6, 1989 have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand and notarial seal this 6th day of September, 1989

My commission expires on the 28th day of February, 1993

Impress seal here:

Charla Sue Waite  
Notary Public  
Charla Sue Waite

SEP-7 1989

RECORDED FAIRFAX CO VA

TESTE: John T. Frey  
CLERK

A COPY TESTE.  
JOHN T. FREY, CLERK

BY: Angela Hope  
Deputy Clerk