Doc #: 2026073187
07/23/2026 01:32 PM

SPECIAL WARRANTY DEED
(Washington, D.C. Form)

Tax ID Number: Lot 12, Square 222

AFTER RECORDATION, PLEASE RETURN TO:

Ballard Spahr LLP
111 S. Calvert Street, 27th Floor
Baltimore, MD 21202
Attn: Alyssa Domzal, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21st day of July, 2026, by and between **Jemal's Securities Building L.L.C.**, a District of Columbia limited liability company, as grantor ("Grantor"), whose address is 701 8th Street NW, Suite 620 Washington, DC 20001, and **Philip Qiu and Family Foundation**, a Delaware nonstock corporation, as grantee ("Grantee"), whose address is 1218 16th Street, NW, Washington, DC 20036.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, with Special Warranty, unto said Grantee, that certain property located in the District of Columbia as is more particularly described in Exhibit A attached hereto, together with all improvements thereon and all rights and appurtenances pertaining to such property, including without limitation, all of Grantor's right, title and interest in and to (i) all minerals, oil, gas and other hydrocarbon substances thereon, (ii) all adjacent public strips, streets, roads, alleys and rights-of-way, open or proposed, (iii) all easements, privileges and hereditaments, whether or not of record, and (iv) all access, air, water, riparian, development, utility and solar rights (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with each and every title, right, privilege, appurtenance and advantage thereunto belonging, or in anywise appertaining, unto and for the use, benefit and behoof of Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to easements, conditions, encumbrances and restrictions of record insofar as they may lawfully affect the Property.

Grantor hereby covenants that it will execute such further assurances of said Property as may be requisite.

(Signature page follows)

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be executed as of the date first above written.

GRANTOR:

JEMAL'S SECURITIES BUILDING L.L.C.,
a District of Columbia limited liability company

By: _____
Name: Norman Jemal
Title: Authorized Signatory

DISTRICT OF COLUMBIA ss:

On this the 20th day of July, 2026, before me, the undersigned officer, personally appeared Norman Jemal, the Authorized Signatory of Grantor, known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 9/30/2029

[Notarial Seal]

ZACHARY SAMUEL KRAMER
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/30/2029
DISTRICT OF COLUMBIA

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Lot 12 in Square 222 in a subdivision made by the Heirs of John Davidson, as per plat recorded in Liber N.K. at Folios 63 in the Office of the Surveyor for the District of Columbia.

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DANIEL ALTOMARE
DEPUTY RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS

RECORDING FEES	$25.00
SURCHARGE	$5.00
RECORDATION TAX FEES	$121,800.00
TRANSFER TAX FEES	$121,800.00
TOTAL:	$243,630.00