

Fairfax County Land Records Cover Sheet

Instruments

DEED

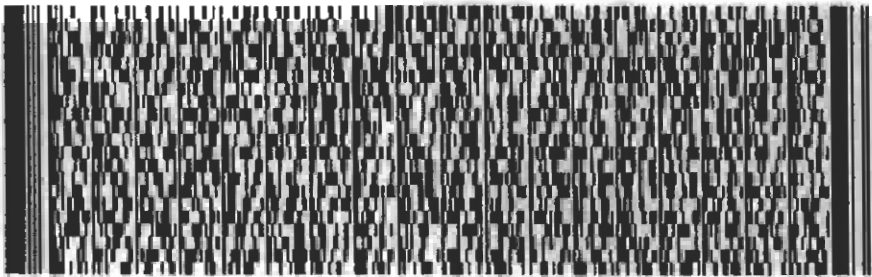
Grantor(s)

MOORE LAFAYETTE I LLC_F_N

Grantee(s)

SAFARIAN, ARTIN_I_N

Consideration	840325.00	Consideration %	100
Tax Exemption		Amount Not Taxed	
DEM Number		Tax Map Number	033-2- -10- -1790- , 033-2- -10- -1800-
Original Book	18402	Original Page	1890
Title Company	LOUDOUN COMMERCIAL TITLE LLC	Title Case	06-0591
Property Descr.	UNITS 1790 AND 1800 THE PONDS AT LAFAYETTE CONDO		
Certified	No	Copies	0
		Page Range	



Print Cover Sheet

Consideration \$840,325.00 PIN: 0332 10 1790; 0332 10 1800 Grantee Address: 1334 Shepard Drive Unit C Sterling VA 20164	Document Prepared By: Robert M. Gordon, PLLC 20368 Airmont Road Round Hill VA 20141-1927
<u>After recording, please return to:</u> Loudoun Commercial Title, LLC 108 South Street, SE, Suite G Leesburg VA 20175-3732 File No. 06 0591	

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 6th day of November, 2006, by and between **MOORE-LAFAYETTE I LLC**, a Virginia Limited Liability Company, party of the first part (the "Grantor"), and **ARTIN SAFARIAN**, party of the second part (the "Grantee"),

WITNESSETH:

THAT for and in consideration of the premises and the sum of ten dollars (\$10.00) lawful money of the United States of America, cash in hand paid, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee, in fee simple with Special Warranty of Title, all of its right, title, and interest in and to that certain Condominium Unit, together with all the improvements now or hereafter erected thereon, and all tenements, hereditaments, easements, rights of way, and appurtenances in any way belonging or related thereto, located in Fairfax County, Virginia, and as is more particularly described as follows:

CONDOMINIUM UNITS 1790 and 1800, The Ponds at Lafayette Commercial Condominium, a Condominium, as the same appears as per Declaration of Condominium, Bylaws, and Condominium Plats and Plans, recorded July 31, 2006 at Deed Book 18649, at Page 1746, among the Land Records of Fairfax County, Virginia.

AND BEING a portion of the same property conveyed to Moore-Lafayette I LLC, a Virginia Limited Liability Company, by virtue of a Deed from Moore-Lafayette I LLC and Moore-Lafayette II LLC, dated April 10, 2006, and recorded at Deed Book 18402, at Page 1890, among the Land Records of Fairfax County, Virginia.

NOTE: The parcel of land on which the Condominium is located, and which comprises common elements and/or limited common elements of the Condominium, is Parcel 2A, containing 8.0180 acres of land, more or less, as duly dedicated, platted and recorded by Deed of Dedication, Subdivision, Easement and Vacation dated October 25, 2005, and recorded in Deed Book 17977, at Page 1228, among the aforesaid Land Records.

Street Address: 4229 Lafayette Center Drive, # 1790, 1800, Chantilly, Virginia 20151

①

Grantor: MOORE LAFAYETTE
 Date/Time: 11/08/2006 15:04:12
 Book/Page: 16903/0302
 Recorded in FAIRFAX COUNTY CIRCUIT COURT

Grantee: SAFARIAN, ARTIN
 Instru# 06034767.004
 # of Pages: 3

11 - 3 - 7

TO HAVE AND TO HOLD the Property unto Grantee, and its successors and assigns; and Grantor warrants specially the title to the Property, and Grantor shall execute such further assurances of title as may be requisite.

This conveyance is made subject to all reservations, easements, restrictions, covenants, rights-of-way, conditions and obligations set forth contained in the Condominium Instruments, all of which are incorporated herein by reference, and to all reservations, easements, restrictions, covenants, rights of way, conditions and obligations of record and encumbering or affecting the parcel of land on which the Condominium is located.

As evidenced by its acceptance of this Deed, Grantee herein agrees, for itself and its successors and assigns, to assume full rights and duties of membership in The Ponds at Lafayette Commercial Condominium Unit Owners Association, to pay all dues and assessments of the said Association in accordance with its By-Laws and the Declaration, and to abide by all of the provisions of the Declaration and the rules and regulations established by the said Association.

This Deed is executed by Jeffrey M Griffin, Authorized Agent for Austin/Moore Investments LLC, Manager of Moore-Lafayette Holdings Manager LLC, Manager of Moore-Lafayette I LLC, a Virginia Limited Liability Company, as authorized by resolutions duly adopted by such Limited Liability Companies.

WITNESS the following signature and seal.

MOORE-LAFAYETTE I, LLC, a Virginia Limited Liability Company
By: MOORE-LAFAYETTE HOLDINGS MANAGER LLC, a Virginia Limited Liability Company, its Manager
By: AUSTIN/MOORE INVESTMENTS LLC, a Maryland Limited Liability Company, its Manager

By: [Signature] (SEAL)
Jeffrey M. Griffin, Authorized Agent

RETURN TO: (BOX 3)
LANDAMERICA
(COMMONWEALTH/LAWYERS)
10513 JUDICIAL DRIVE, #200
FAIRFAX, VA. 22030

STATE OF Maryland
COUNTY OF Prince Georges

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Jeffrey M. Griffin, Authorized Agent, whose name is signed to the foregoing instrument, appeared before me in my jurisdiction aforesaid and personally acknowledged the same before me to be his act and deed.

GIVEN under my hand and seal this ____ day of November, 2006.

SUSAN TORRES
NOTARY PUBLIC STATE OF MARYLAND

[Signature]
Notary Public

My Commission Expires November 2, 2009



PLEASE RETURN TO
Loudoun Commercial Title
108 South Street SE Suite G
Leesburg, Virginia 20175
TEL (703) 737-3800
FAX (703) 737-3823