SPECIAL WARRANTY DEED

THIS DEED, made this 01/13/00, by and between YET, INC., a District of Columbia Corporation, party of the first part, and MARCILYNN A. BURKE, unmarried, party of the second part;

WITNESSETH, that, in consideration of $179,900.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the party(ies) of the first part hereby grant(s) unto the party(ies) of the second part, in fee simple absolute, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, commonly described as follows:

Lot 40 Square 2941
6205 12th Street, N.W., Washington, DC 20011

[SEE THE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION]

SUBJECT TO all easements, covenants, restrictions and other matters of record and such matters as would be disclosed by a true and accurate survey and inspection of the property. The said party(ies) of the first part, covenant(s) to warrant specially the property hereby conveyed. The party of the first part will execute such further assurances of said land as may be requisite.

WITNESS the hand(s) and seal(s) of the party of the first part the day and year hereinbefore written.

In the presence of:

[Signature]

Witness (as to all)

[SEAL]

YET, INC., a District of Columbia Corporation

Arthur Poms, President

For Teaching Purposes Only

Notarial Acknowledgment

I, [Signature], a Notary Public in and for the said jurisdiction do hereby certify that Arthur Poms, President of YET, INC., appeared on behalf of the corporation, personally before me and, known to me as the person(s) who executed the foregoing Deed bearing date of 01/13/00, in said jurisdiction, acknowledged said instrument to be his/her/their/its act and deed, executed for the purposes therein contained.

Witness my hand and official seal this 01/13/00.

[SEAL]

NOTARY PUBLIC

DAVID S. JENKS
My Commission Expires June 14, 2000

AVENUE SETTLEMENT CORPORATION
2401 Pennsylvania Ave., N.W., Suite #H
Washington, DC 20037
(202) 296-4500
ASC File No.: 99-3433