

In witness whereof we have hereunto subscribed our names and affixed our seals the day and year first above written.

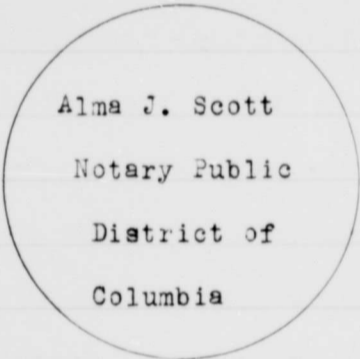
Witness: 340 John H. Souder (Seal)
Alma J. Scott 391 Francelia Souder (Seal)

(Internal Revenue \$1.00)

District of Columbia, to wit:-

I hereby certify that on this 22nd day of March A.D. 1926, before me, the subscriber a Notary Public of the state of Maryland, county of Montgomery, personally appeared John H. Souder and Francelia Souder, his wife, and did each acknowledge the foregoing and annexed deed to be their respective act and deed.

Witness my hand and notarial seal this 22nd day of March A.D. 1926.



Alma J. Scott
Notary Public
Commission Expires April 4", 1930

EXAMINED.

Del. to: R/W
C. F. Owens
5-11-26

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AT the request of National Association of Dyers and Cleaners of United States and Canada the following deed was recorded March 24th A.D. 1926 at 9:59 o'clock A.M. to wit:-

This deed made this 20th day of March A.D. 1926 by and between Blair Development Corporation, a corporation organized and existing under and by virtue of the laws of the state of Virginia, party of the first part; and National Association of Dyers and Cleaners of the United States and Canada, a corporation organized and existing under and by virtue of the laws of the State of Missouri, party of the second part.

Witnesseth: That for and in consideration of the sum of ten dollars (\$10.00) current money in hand paid, the receipt of which is hereby acknowledged the said party of the first part does hereby grant and convey unto the party of the second part, its successors and assigns, in fee simple, all those pieces, parcels or tracts of ground situate, lying and being in Montgomery County, Maryland, described as follows:

Lots numbered five (5) six (6) seven (7) eight (8) nine (9) ten (10) eleven (11) and twenty-three (23) in block lettered "M" in the subdivision known as "Blair", section three (3) as shown on plat recorded in plat book 4, folio 324 one of the land records of said county.

It is understood that the property hereby conveyed to the grantee is for the purpose of erecting a research laboratory and training school in connection with which there will be a model cleaning and dyeing plant to be operated without

odors or obnoxious fumes or noises. That portion of the plat fronting on the Brookville Pike including lot numbered twenty-three (23) is to be used for business purposes, while the buildings on lots numbered five (5) and six (6) block "M" are to be used solely for educational purposes, and the architecture of the buildings on these lots is to be harmony with the residential development of Falkland Drive and is to be approved by the grantor. The building lines as shown on the plat are to be maintained and for the purpose of sanitation and health neither the said National Association of Dyers and Cleaners of the United States and Canada, nor their heirs or assigns shall or will sell or lease the said land to any one of a race, whose death rate is at a higher percentage than that of the white race.

It is further understood that the aggregate cost of the buildings is to be not less than the minimum building limit on each lot, namely \$4000.

If the property is not used for the above mentioned purposes it is to be used leased or transferred subject to the following restrictions;

1. The building lines are to as shown on plat of record.
2. Lots 7-8-9-10-11-23 may be used for either business or residential purposes but are not to be used for factory or manufacturing purposes of any kind.
3. No store or buildings to be erected on any of the above mentioned lots to cost less than \$4000.
4. The grantee agrees that neither it nor its successors or assigns, shall erect or permit upon lots 5 and 6 any buildings except a detached dwelling house for one family nor of less cost than \$4000, unless plans be approved in writing by the grantor.
5. It is further understood that the covenant that the property is not to be sold or leased to any one of a race whose death rate is at a higher percentage than that of the white race is to be effective in case the property is to be used for other than the purposes of a research laboratory and training school and model cleaning and dyeing plant.
6. These covenants are to run with the land and to be construed as covenants running with the land until January 1, 1950 when they shall cease and terminate.

It is understood that the grantee agrees to grade the property on a gradual slope from the new concrete road on Brookville Pike to the grade of Falkland Drive at the west approach of the concrete bridge over the B & O tracks, and that the grading and paving of Falkland Drive shall be extended from the present point about 250 feet west of the above mentioned bridge where it is completed to the new cement paving on Brookville Pike. Cement side-walk, curb and gutter are to be placed on Falkland Drive Brookville pike and on the New street terminating in the circle at the expense of the grantor, and Falkland Drive and the new street terminating in the circle mentioned above are to be paved with macadam Tarvif finish, likewise at the expense of the grantor. It is understood that these improvements are to be completed by July 1, 1926.

The grantor promises and guarantees that the sewer and water mains for the use of all the above mentioned lots shall be in place and operating on or before six (6) months from the date hereof.

The taxes and water and sewer assessments are to be prorated from the date of transfer.

Together with the buildings and improvements thereupon, erected, made or

being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or in anywise appertaining.

To have and to hold the aforesaid pieces or parcels of ground and premises above described or mentioned, and hereby intended to be conveyed together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said National Association of Dyers and Cleaners of the United States and Canada, their successors and assigns forever.

As a part of the consideration for this deed, the parties of the second part are giving a purchase money trust for \$13,791.62.

And the said party of the first part covenant that it will warrant specially and generally the property hereby conveyed; that it is seized of the land hereby conveyed; that it has a right to convey said land; that the said party of the second part shall quietly enjoy said land; that it has done no act to encumber said land and that it will execute such further assurances of said land as may be requisite.

Intestimony hereof, the said Blair Development Corporation has signed and caused these presents to be signed with its corporate name by Charles W. Hopkins its President, with its corporate seal hereto attached, attested by M.K. Armstrong its secretary.

Attest
M.K. Armstrong
Secretary

Blair Development Corporation
By: Chas. W. Hopkins
President

Blair Development Corporation, Chartered, 1922
New Port News, Va.

(Internal Revenue \$7.00)

District of Columbia, ss:-

I hereby certify that on this 22nd day of March 1926, before the subscriber a Notary Public in and for District of Columbia personally appeared Chas. W. Hopkins, President of Blair Development Corporation and did acknowledged the foregoing deed to be the act of said corporation.

Intestimony whereof, I have affixed my seal this 22nd day of March A.D. 1926.

Albert Allen Jones
Notary Public
District of
Columbia

Albert Allen Jones
Notary Public, District of Columbia
My com., expires Feb., 12, 1931.