

agrees to pay.

And the said Victor C. Thurston hereby covenants to warrant specially the property hereby conveyed (excepting however as to those claiming under the deed of trust aforesaid and to execute such further assurances of said land as may be requisite.

In testimony whereof, on the day and year first hereinbefore written, the said parties of the first part have hereunto set their hands and seals.

Signed sealed and delivered ³⁷⁷ Victor C. Thurston (Seal)
in the presence of- ³⁹⁴ Marcella Louise Thurston (Seal)
Albert W. Sicussa

(Internal Revenue \$0.50)

District of Columbia, to wit:-

I Albert W. Sicussa, a notary public in and for the said District do hereby certify that Victor C. Thurston and Marcella Louise Thurston, his wife, parties to a certain deed bearing date on the 26th day of July 1922, and hereto annexed personally appeared before me in said District the said Victor C. Thurston and Marcella Louise Thurston being personally well known to me as the persons who executed the said deed, and acknowledged the same to be their act and deed.

Given under my hand and seal this 26th day of July 1922.

Albert W. Sicussa
Notary Public, D.C.

Albert W. Sicussa
Notary Public
District of Columbia
Commission expires
April 16, 1923

EXAMINED

At the request of of Fanny M. & Barber C. Palmer the following deed was recorded July 28th A.D. 1922 at 9:24 o'clock A.M. to wit:-

*mailed to
Grantee
610 Irving St
Wash. DC
9-23-22*

This deed, made this 25th day of July in the year one thousand nine hundred and twenty two by and between Blair Development Corporation a corporation organized and existing under the laws of the state of Virginia, party of the first part, and Fanny M. and Barber C. Palmer, joint tenants of Washington, D.C. Parties of the second part

Witnesseth that in consideration of ten dollars the said party of the first part does grant and convey unto the said Fanny M. and Barber C. Palmer, joint tenants, parties of the second part, their heirs and assigns, in fee simple, all pieces or parcels of ground situate lying and being in Montgomery County, state of Maryland, and being described as follows to wit:

Lot three (3) and the westerly one half of lot four (4) in block D (the said one half of lot four (4) fronts twenty 20) feet on Gist Avenue and runs back between parallel lines one hundred (100) feet as shown and designated on Map or plat of "Blair", made by J.B.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PBR 318, p. 0495, MSA_CE63_276. Date available 10/14/2005. Printed 09/12/2022.

Sinclair, Civil Engineer, and duly recorded June 7, 1922 in plat book No 3, plat No 299 one of the land records of said Montgomery county, to which plat reference is heremade.

Together with all and every the rights, alleys ways, waters, privilege appurtenances and advnatages to the same belonging or in anywise appertaining.

To have and to hold the said pieces or parcels of ground and premises above mentioned, and hereby conveyed together with the rights, privileges, appurte enances and advantages thereto belonging or appertaining unto, and to the only use benefit and behoof forever of the said parties of the second part, their heirs and assigns.

And the said parties of the second part, for their heirs and assigns do hereby covenant and agree to and with the said party of the first part, its successors and assigns, as a part of the consideration for this deed as follows:-

First that neither the said parties of the second part, nor their heirs or assigns shall or will erect or permit upon any portion of said premises any building except a detached dwelling house for one family onely, nor of less cost than three thousand five hundred dollars, unless plans, be approved in writing by said party of the first part.

Second That neither the said parties of the second part, nor their heirs or assigns, shall or will erect or permit more than one such dwelling house on lot three (3) and one half of lot four (4).

Third; That neither the said parties of the second part, nor their heirs or grantees shall or will manufacture, or sell or cause, or permit to be manufactures or sold on any portion of the premises hereby conveyed any goods wares, or merchandise of any kind, and will not carry on, or permit to be carried on, on any part of said premises any trade or business whatsoever except on Broockeville pike and Slim Drive to lot 25 in block H, and New York Ave, ue, and lot 25 in block B.

Fourth; That niether the said parties of the second part, nor their heirs or assigns, shall or will permit upon any portion of the said premises any uilding or part of building except the steps within twenty feet of the building line

Fifth; For the purpose of sanitation and health, niether the said parties of the second part nor their heirs or assigns shall or will well or lease the said land to any one of a race whose death rate is at a higher percentage than hat of the white race.

Sixth These covenants to run with the land and to be construed as overants running with the land unto the first day of January nineteen hundred and ifty, when they shall cease to terminate.

Seventh ; That the said Blair Development COrpOration reserves the right to enter along the back line thereof to install and maintain or license others to install, wires and apparatus above or below the ground for gas electric light and telephone service for general use.

Eighth; It is agreed that the vendor will keep up the streets and ways on the property until January 15th 1923, and on that date the property owners shall

EXAMINED At 9:29
mailed to Grantie
635 Col. Rd. thous
Wash. DC part
9-23-22

meet and if a majority of the said owners desire to form an association enforce restrictions for theupkeep of the park spaces streets and ways, maintain street lights and other improvements, than an association may be formed for this purpose by a vote of a majority of the property owners

And the said party of the first part covevants that it will warrant specially 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 parties 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.

In testimony whereof, the said party of the first has caused its corporate name to be subscribed hereunto and its corporate seal to be hereunto affixed on the day and year first hereinbefore written.

Witness: W.H. Collins

19 Blair Development Corporation

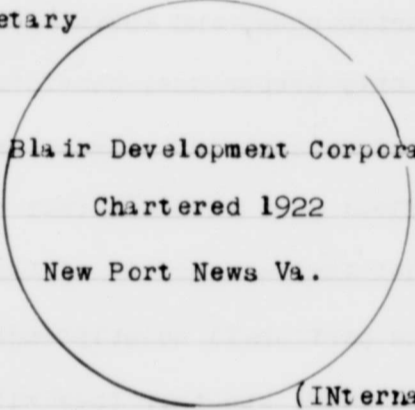
Attest:

BY: Allan D. Jones

V. B. Jones

Vice President.

Secretary



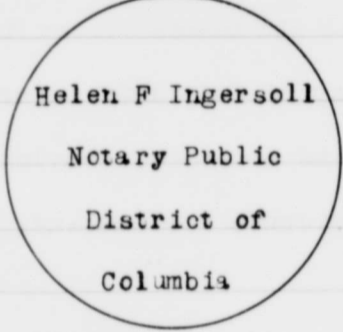
District of Columbia :

I hereby certify that on this 26th day of July 1922 before the subscriber a Notary Public in and for the District of Columbia personally appeared Allan D. Jones Vice President of the Blair Development Corporation a corporation and did acknowledge the foregoing deed to be the act and deed of the said corporation.

In testimony whereof I have set my hand and affixed my official seal hereunto this 26th day of July 1922.

Helen F. Ingersoll

Notary public D. C.



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EXAMINED At the request of Arbey Charles Marlow the following deed was recorded July 28th A.D. 1922 at 9:29 o'clock A.M. to wit:-

mailed to Grantee This deed made this twenty sixth day of July in the year of our Lord one thousand nine hundred and twenty two by and between Alice Jones and Osbert E. Jones, her husband 635 Col. Rd. parties of the first part; and Arbey Charles Marlow, party of the second part. Wash. DC

Witnesseth: That for and in consideration of the sum of ten dollars (\$10.00)

9-23-22