

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 said piece or parcel 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 Ida A. Simpson, her heirs and assigns.

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

Witness my hand and seal.

Test: *✓* Carl L. Davis, (Seal)

Norton M. Little,

District of Columbia, SS.

I hereby certify that on this 30th day of September, 1913, before the subscriber, a Notary Public, for the said District, personally appeared Carl L. Davis, and did acknowledge the foregoing Deed to be his act.

In Testimony Whereof, I have affixed my official seal this 30th day of September, A.D. 1913.

Norton M. Little,

(No Seal)

EXAMINED

Mailed to Real Estate Trust Company Wash. D.C. Nov. 14/1913.

At the request of Annie E. Draper, the following Deed was recorded October 23rd A. D. 1913, at 3.49 o'clock P. M. to wit:-

This Indenture made this 7th day of October, A.D. 1913, by and between the Chevy Chase to Great Falls Land Corporation (a corporation duly organized under and by virtue of the laws of the State of Maine,), party hereto of the first part and Annie E. Draper, of the District of Columbia, party of the second part,

Witnesseth: That in consideration of Ten Dollars, lawful money of the United States to it paid and of the performance of the conditions and covenants hereinafter set forth, the said party of the first part has granted, bargained and sold, and does hereby grant, bargain, sell and convey unto the said Annie E. Draper, party of the second part, her heirs and assigns in fee simple, all that piece or parcel of land and premises, situate, lying and being in Montgomery County, in the State of Maryland, and distinguished as lot numbered five (5) in Block numbered six (6) in Section two (2) "Bradley Hills", as per plat recorded

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) JLB 238, p. 0338, MSA_CE63_196. Date available 10/14/2005. Printed 09/12/2022.

in plat Book No. 2, plat 153, one of the Land Records for said Montgomery County.

Together with the buildings and improvements, thereupon erected, made or being and all the rights, alleys, waters, privileges and appurtenances to the same belonging, or in any way appertaining,

To Have and to Hold the piece or parcel of land and premises above described or mentioned and hereby intended to be conveyed, together with the rights, privileges and appurtenances thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said Annie E. Draper, her heirs and assigns, in fee simple.

And the said Annie E. Draper, does hereby covenant and agree with the party of the first part as follows:-

1. That all buildings erected on said land shall be built and used for residence purposes exclusively.

2. That all stables, carriage houses, garages and other sheds are to be built on the rear of said lot and subject to the approval of the party hereto of the first part.

3. That all buildings shall be erected at least fifty (50) feet back from the front line of said property.

4. That said property shall not be used for business, manufacturing, or mercantile purposes.

5. That no house shall be erected on the above described property to cost less than \$5000.00.

6. That no house shall be erected on the above described property for the occupancy of more than one family.

7. That all dwellings and other buildings on said property shall have sewerage connection.

8. That the above described property shall not be subdivided into less than one (1) Acre lots without the consent of the party hereto of the first part.

9. That the above described property shall not be sold or transferred to any person of persons of African descent.

All of the above covenants are to run with the land for a period of twenty years (20) from May 1, 1912, except covenant No. 9, which is to be perpetual.

And the party hereto of the first part hereby covenants to warrant specially the property hereby conveyed, and that it will execute such further assurances of said land, as may be requisite.

And the said party of the first part does hereby constitute and appoint J. Walter Long, its true and lawful attorney, for it and in its name place and stead, to appear before any officer, authorized to take acknowledgements, of Deeds of Land in Montgomery County, Maryland, and to acknowledge these presents to be the act of the Chevy Chase to Great Falls Land Corporation.

In Testimony Whereof, the said The Chevy Chase to Great Falls Land Corporation has caused these presents to be signed in its corporate name by W.W. Anderson, its President, attested by J. Walter Long, its Asst. Secretary, and its corporate seal to be hereunto affixed on the day and year first hereinbefore written.

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Chevy Chase to
Great Falls, Land
Corporation In.
1911.

The Chevy Chase to Great Falls
Land Corporation.

By W. W. Anderson,
President.

Attest: J. Walter Long,
Asst. Secretary.

District of Columbia, ss.

I, E. Catesby Rouzee, a Notary Public, in and for the District of Columbia, aforesaid, do hereby certify that J. Walter Long, attorney in fact for the Chevy Chase to Great Falls Land Corporation, party to the foregoing and annexed deed dated October 7th, 1913, personally appeared before me in said District, and acknowledge the same to be the act of the Chevy Chase to Great Falls Land Corporation.

Given under my hand and official seal this 7th day of October, A.D. 1913.

E. Catesby Rouzee,
Notary Public,
District of
Columbia.

E. Catesby Rouzee,
Notary Public, D.C.

EXAMINED
mailed to
Real Estate
Trust Company
Washington, D.C.
Nov. 14/1913.

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At the request of Eleanor W. Hite, the following Deed was recorded October 23rd, A. D. 1913, at 3.49 o'clock P. M. to wit:-

This Indenture, Made this 11th day of October, A.D. 1913, by and between the Chevy Chase to Great Falls Land Corporation, (a coporation organized under and by virtue of the laws of the State of Maine), party hereto of the first part, and Eleanor W. Hite, of the District of Columbia, party hereto of the second part,

Witnesseth: That for and in consideration of the sum of Ten Dollars, lawful Money of the United States, to it paid and of the execution of the covenants and agreements hereinafter set forth, the said party of the first part has granted, bargained and sold, and does hereby grant, bargain, sell and convey unto the said Eleanor W. Hite, party of the second part, her heirs and assigns, in fee simple, the following described land and premises, situate, lying and being, in Montgomery County, in the State of Maryland, and distinguished as lot numbered four, (4) in Block numbered six, (6), in "English Village, Bradley Hills," as per plat recorded in Plat Book No. 2, Plat 158, one of the Land Records for said Montgomery County.

To Have and to Hold, the piece or parcel of land above described and hereby intended to be conveyed, unto and to the only proper use, benefit and behoof forever of the said Eleanor W. Hite, her heirs and assigns, in fee simple.

And the said Eleanor W. Hite, does hereby covenant and agree with the party of the first part as follows:

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