

twenty-third day of May, 1923, recorded among the said Land Records in Liber 332, folio 400. It being also the same land mentioned and described in a deed of conveyance from George F. Cashell and wife to the said Benjamin F. Burroughs, dated the 16th day of December, 1924, recorded among said Land Records in Liber 364, folio 343.

Together with all and singular the buildings and improvements, thereon and the rights and appurtenances to the same belonging or in anywise thereto appertaining.

And the said Benjamin F. Burroughs covenants to warrant generally the land hereby conveyed and to execute such other deed as may be requisite.

Witness my hand and seal.

Test: Benjamin F. X Burroughs (Seal) his mark

Albert M. Bouic

Mary Lee Cashell

State of Maryland,

Montgomery County, to wit:-

I hereby certify that on this 30th day of April, in the year nineteen hundred and thirty-two, before the subscriber, a Notary Public of the State and County aforesaid, personally appeared Benjamin F. Burroughs, unmarried, and acknowledged the foregoing deed to be his act.

As witness my hand and Notarial Seal.

Mary Lee Cashell

Notary Public

Mary Lee Cashell

Notary Public

Rockville, Montg.

Co., Md.

EXAMINED

Mailed to:-

Selby on the Bay Properties Co.

1121 U St. Ave. N.W.

Wash. D.C.

6-30-32

At the request of Alvin G. Branham and Otis L. Williams the following

Deed was recorded May 2nd, A.D. 1932, at 9:40 o'clock A.M. to

wit:-

This Deed Made this 8th day of April, in the year nineteen hundred

and thirty-two, by and between Caroline V. Clark, widow, hereinafter called the party of the first part, and Edward Peter, and Albert M. Bouic, Trustees, and Mary B. Almoney and Florence J. Brunett, beneficiaries, under a certain Deed of Trust from the said Caroline V. Clark, dated the thirteenth day of March, 1930, recorded among the Land Records of the County of Montgomery and State of Maryland in Liber 495, folio 282, hereinafter called the parties of the second part, (the said parties of the second part joining herein for the purpose of releasing the hereinafter described land from the lien of said deed of trust but expressly reserving, however, the lien thereof on the remainder of the land described therein) and Alvin G. Branham and Otis L. Williams hereinafter called the parties of the third part.

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Witnesseth, that for and in consideration of the sum of ten dollars (\$10.00), the receipt of which is hereby acknowledged, the said parties of the first and second parts do grant, release and convey unto the said parties of the third part all that lot, part of a lot, piece and parcel of land, situate, lying and being in said Montgomery County, being all of Lot numbered one hundred and sixteen (116) in Section Two of a subdivision of land called "Branwill Park" according to a plat thereof duly recorded among the said Land Records in Plat Book 5, folio 440.

Subject, however, to the following restrictions which shall be deemed covenants running with the land;

1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with such dwelling house; and said premises shall be used only for private residence purposes.

2. No such dwelling house shall be erected or maintained which shall cost, at prevailing market prices, less than \$..... All plans and specifications must be approved by the said Caroline V. Clark.

3. No chickens, or other fowl, or animals, except individual household pets, shall at any time be kept or maintained upon said property.

4. No person or persons of Asiatic, African or Negro blood, lineage, or extraction shall be permitted to occupy a portion of said property, or any building thereon; except, domestic servant or servants may be actually and in good faith employed by white occupants of such premises.

5. No house or part thereof, or other structure, shall be constructed or maintained upon said premises nearer to the front street margin than within.....feet of the building line.

Together with all and singular the buildings and improvements thereon and the rights, and appurtenances to the same belonging or in anywise thereunto appertaining.

And the said party of the first part covenants to warrant specially the land hereby conveyed and to execute such other deed as may be requisite.

Witness our hands and seals.

Test as to C.V.C. Caroline V. Clark (Seal)

Mary Lee Cashell Party of the first part.

Test as to E.P. and A.M.B. Edward Peter (Seal)

Mary Lee Cashell Trustee

Albert M. Bouic (Seal)

Trustee

Test as to M.B.A. and F.J.B. Mary B. Almoney (Seal)

J. Paul Brunett Beneficiary

Florence J. Brunett (Seal)

Beneficiary

Parties of the second part.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) CKW 538, p. 0117, MSA_CE63_496. Date available 09/20/2005. Printed 09/13/2022.