

EXAMINED

Mailed to
E. S. Bailey
E. Conus Bldg.
Wash D.C.
Dec 2/1914

At the request of Edward B. Dean, the following Title Deed was recorded November 25th A.D. 1914 at 11.33 o'clock A.M. to-wit:-

TITLE DEED.

This Deed made this 20th day of November, in the year one thousand nine hundred and fourteen (1914) by the American Land Company, Inc., a corporation duly created and existing under and by virtue of the laws of the State of Virginia:

Witnesseth; That in consideration of the sum of ten dollars (\$10.00) in lawful money of the United States, and other valuable considerations, the receipt of which is hereby acknowledged, the said American Land Company, Inc., does hereby grant sell and convey unto Edward B. Dean of Washington, D. C., his heirs and assigns in fee simple, all those certain pieces or parcels of land located in Cabin John Park, County of Montgomery, State of Maryland,, or as follows:

Lot #43 fronting S 200 ft. on Conduit Road, fronting W. 209.68 ft. on 5th St., fronting E. 209.84' on an alley North line 200 ft. extending from said alley to said 5th St., containing 41952 sq. ft.,

Lot #44 fronting W 103.6 ft., on 5th St., South line 200 ft., North line 186 ft., East line 83.8 ft. to alley circle in N.E. corner, containing 20520 Sq.ft.,

Lot #45 fronting W. 138.72 ft. on 5th St., South line 186 ft., North line 62.93 ft., N.E. line 179' to circle at East End, containing 18219 Sq. ft.,

A total of 80691 Sq.ft.

That the said pieces or parcels of land are located as noted in Section One of the subdivision known as Cabin John Park in Montgomery County, Maryland, the said Section One being a part of the Dowling tract of land acquired by deed dated April 1, 1912 and located on the North side of the Conduit Road, West of and near Cabin John Bridge, the same being more particularly defined and described in a plan of lots bearing date of July 1, 1914, which is filed as one of the Land records for Montgomery County, Maryland,:

To have and to hold the said Land and premises, with the easements and appurtenances thereto belonging unto and to the use of the said Edward B. Dean, his heirs and assigns forever:

Said party of the second part covenants that no intoxicating liquors shall be sold or dispensed on said property or from any building erected thereon; that no part of said property shall be sold, leased or rented to any person or persons of the negro race; and that no soap factory, slaughter house, bone factory, brewery or similar factory shall be established or maintained and no other business enterprise shall be conducted on said property, this and adjoining lots being sold for residence purposes only; that right of way will be allowed where necessary and as may be agreed upon for telephone and electric wires and for sewer, gas and water pipe; that no building shall be erected on the front of either of said lots except a residence and it shall not be nearer than thirty (30) feet to any Street boundary line and to cost not less than \$3000. on the Conduit Road and \$2500. on Fifth Street or as may be approved by the party of the first part; and that no house or enclosure for fowls or animals shall be built within sixty (60) feet of the front boundary line of said

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R.E. White
1301 H St.
Wash D.C.
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lot; and not nearer than thirty (30) feet of any side Street.

And the said American Land Company, Inc., warrants specially the title to the property hereby conveyed and covenants that the said property is free of incumbrance and the said Company will execute such further assurances of said land as may be requisite.

In witness whereof, the said American Land Company, Inc., has caused its corporate seal to be affixed and these presents to be signed in its name and behalf by J. S. Tomlinson its President, and attested by its Secretary, and does hereby appoint J. S. Tomlinson its true and lawful attorney for it and in its name, place and stead to appear before any officer authorized to take acknowledgements and acknowledge these presents to be the act and deed of the said American Land Company, Inc. this the day and year hereinbefore written.



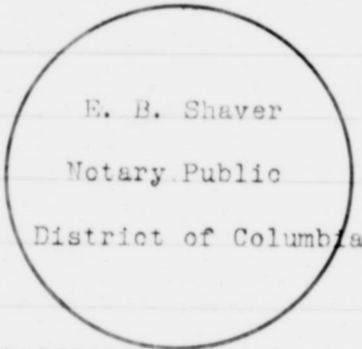
American Land Company, Inc.,
By J. S. Tomlinson, (seal)
President

Attest:
J. W. Tomlinson, Secretary.

District of Columbia, to-wit:-

I hereby certify that on this the 20 day of November 1914, before the undersigned, a Notary Public in and for said District, personally appeared J. S. Tomlinson attorney in fact for the American Land Company, Inc., grantor in the foregoing and annexed deed to Edward B. Dean and acknowledged the same to be the act and deed of the said Company.

In witness whereof I have hereunto subscribed my name, and affixed my official seal, this the 20 day of November 1914.



E. B. Shaver,
Notary Public,

My commission expires Oct. 21, 1915.

EXAMINED

*Mailed to
R.E. White
1301 N.W.
Washington, D.C.
Dec 2/1914
Perline*

At the request of Charles Selden, Jr. the following ²⁹³ Power of Attorney ~~xxxx~~ was recorded November 25th A.D. 1914 at 11.53 o'clock A.M. to-wit:-

POWER OF ATTORNEY.

Know all men by these presents, that we, Joel C. Rogers and Jessie Rogers, his wife, of Takoma Park, Maryland, have made, constituted, and appointed, and by these presents do make, constitute, and appoint Charles Selden, Jr., of Washington, D.C., our true and lawful attorney for us and in our name, place and stead, to lease, sell and convey by deed or other suitable instrument in writing, or make any other disposition whatsoever of the following described land and premises, to-wit:-

Lot numbered seven in Block numbered two of a subdivision called "Hill Crest", Takoma Park, as per plat of said subdivision recorded in Plat Book No.2, Plat No.140, one of the Land Records of Montgomery County, Maryland,

Lot numbered eleven in Block numbered forty-nine of the B. F. Gilbert Addition to Takoma Park, Maryland, reference being had to plat No.101 of Plat Book No.2, one of the Plat

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) JLB 246, p. 0439, MSA_CE63_204. Date available 10/14/2005. Printed 09/12/2022.