

EXAMINED

*mailed to  
Grantee**1420 R St,  
Wash, D.C.  
Aug 17/1913,  
Terline*

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At the request of Carolyn M. Kirby, the following Deed was recorded July 19, A.D. 1913, at 3.56 o'clock P.M. to wit:-

## Title Deed.

This Deed Made this 12th day of July, in the year one thousand nine hundred and thirteen, (1913) 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 Carolyn M. Kirby, of Washington D.C. her heirs and assigns, in fee simple, all those certain pieces or parcels of land being lots number thirty five (35) and thirty six (36) in square number three (3) of section four of the subdivision called Cabin John Park, and containing a total of thirty one thousand and twenty five square feet, (31,025) sq. ft.) more or less, said section four being part of the tract of land known as the Dowling's Estate, acquired by deed dated April 1, 1912, and recorded in Liber 226, Folio 399, the said Section four being located on the South side of the Conduit road, West of Cabin John Bridge, Montgomery County, Maryland, the same being more particularly described in a plan of lots filed and recorded at Rockville, June 2nd, 1913, as plat No. 156, in Book No. 2, of the Land Records of Montgomery County, Maryland, Together with all and singular the improvements thereon, and all the rights, ways easements, privileges, advantages and appurtenances thereunto belonging or in any wise appertaining: Subject, nevertheless, to the following covenants the purpose of which is to protect the grantor and its assigns, in its present and future ownership of the entire tract of land, a part of which is hereby conveyed, these covenants to run with the title and be binding upon the grantee and her heirs, executors and assigns, to wit:-

That intoxicating liquors of any kind shall not be manufactured or sold, upon said property:-

That it shall not, nor shall any part of said land be leased, rented, sold or conveyed to any person or persons of the negro race, or to any other person or persons of color:-

That no soap factory, slaughter house or bone factory, shall be erected or placed upon said land, nor shall the same be used in any manner for such or similar purposes, and no other manufacturing or mercantile business shall be conducted on this property:-

That no building shall be erected on the front of said lot, except a residence, and it shall not be nearer than twenty feet (20 ft.) to the street boundary line thereof.

That the grantee of lots number thirty five (35) and thirty six (36) is hereby granted right of way for foot passage across Lot number thirty four (34) to and from the Spring on said lot, Number thirty four (34) and the use of the waters of said spring on lot number thirty four (34) being hereby granted to the

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grantee, such use to be in common with the grantor, and its prior and subsequent grantees of the lots within the lines of the subdivision hereinbefore described.

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 encumbrance 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 first hereinbefore written.



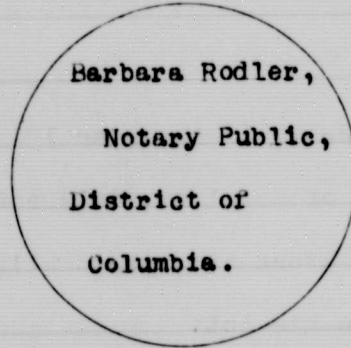
American Land Company Inc.,  
By J.S. Tomlinson,  
President.

Attest:  
J. W. Tomlinson,  
Secretary.

District of Columbia, to wit:

I hereby certify that on this 12th day of July, 1913, 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 Carolyn M. Kirby, and acknowledged the same to be the act and deed of said Company.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this the 12th day of July, 1913.



Barbara Rodler,  
Notary Public.

My Commission expires Nov. 13, 1917.

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At the request of the Chesapeake and Potomac Telephone Company, the following Right of Way was recorded July 21st A. D. 1913, to wit:-

Rockville, Md. July 10, 1913.

Received from the Chesapeake and Potomac telephone Company, of Baltimore City One Dollar for which we hereby grant to the Company, its successors and assigns, the right to construct and maintain a telephone and telegraph line, including the necessary poles, wires and guys, along the highways known as Horners Lane adjoining our property located in Election District No. 4, in the town of \_ County of Montgomery, State of Maryland, and to trim the trees from time to time, so that they shall not come in contact with the wires.

\$1.00  
Witness: W.M. Beall,

Signed, Horace Sedgwick,  
Emma Sedgwick,

MONTGOMERY COUNTY COURT Land Records) LB 266, p. 0411, MSA CE63-104. Date available 10/14/2005. Printed 09/12/2022.