

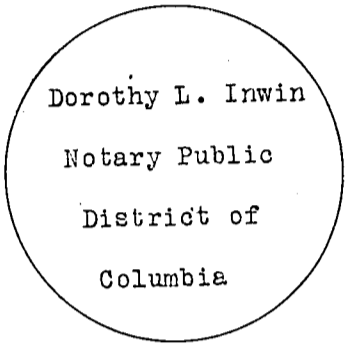
(Internal Revenue \$0.50)

City of Washington,

District of Columbia, ss:-

I hereby certify that on this 2nd day of March 1923, before the subscriber a Notary Public personally appeared Benjamin L. Crismond and Cecelia P. Crismond, his wife and did each acknowledge the foregoing deed to be the ~~r~~act.

In testimony whereof I have affixed my official seal this second day of March A.D. 1923.



Dorothy L. Inwin
Notary Public D.C.

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del to
J R Spall
8-14-23.
At the request of John A. Dillon Jr., and Mary B. Dillon the following deed was recorded June 30th A.D. 1923 at 12:04 o'clock P.M. to wit:-
Title Deed

This deed made this 29th day of June 1923, by the American Land Co., Inc., of Washington D.C. 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 Co., Inc., does hereby grant sell and convey unto John A Dillon, Jr., and his wife, Mary B. Dillon, as joint tenants their heirs and assigns in fee simple those certain pieces or parcels of land and premises located in Cabin John Park, Montgomery County, Md as follows:-

Lots No. 6,7,8 and 9 fronting west on east side street; and Lot No. 45 fronting east on west side street in seven Locks Settlement, Section Four: and lot No. 77: fronting west on New State Road, in Section two all in Cabin John Park, Md.

Section Four is that part of the property on the south side of the conduit Road west west Cabin John Bridge, the same being more particularly described in a plan of lots dated June 2, 1913, and filed at the court House in Rockville in plat book No. 2 folio 156; and also a plan of lots for seven locks filed and dated May 10, 1922; and

Section two, is on the north side of the conduit road west of the Cabin John Bridge, and fronting south on the conduit road between the local post office and the New State Road, and described in detail in a plan of lots surveyed by Hough & Valentine in May 1923, and filed at Rockville as plat No. 178

All the plans mentioned are now part of the land recorded of Montgomery Co, Md the said property having been acquired by the American Land Co., Inc, April 1912, as noted

in liber 226, folio 399:

To have and to hold the said land and premises, together with all improvements thereon and all rights, ways, advantages, easements and appurtenances thereto belonging and to the use of the said John A. Dillon Jr., and his wife, Mary B. Dillon, as joint tenants their heirs and assigns forever.

Said purchasers covenant 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, rented or deeded to any person or persons of the negro race or other persons of color: That no soap factory, slaughter house, bond factory brewery or similar factory shall be established or maintained and no other business enterprise shall be conducted on the said property, this property being sold for residence and garden purposes only: That right of way is reserved for telephone and electric wires and for water and sewer pipe, as now located or may hereafter become necessary in the development or betterment of the subdivision;

That the privileges of use of water in near by Spring is granted under such restrictions as may be prescribed; That an improved indoor toilet system with outdoor septic tank connection or something equally acceptable, is to be installed with each home the same to be approved by the American Land Co., Inc., and no outdoor toilet house is to be used; that there shall be only one building on the front of the lot section four a residence and not less than twenty feet (20ft) from the street line, and the plans approved by the American Land Co., Inc., and enclosures for fowles (no hogs or cows) not less than sixty feet (60ft) from street lines; these restrictions for section two and 15 and 40 feet to be the limit in section four that all the reservations and restrictions mentioned herein shall be incorporated in future contracts or deeds may by the present purchaser and by all future purchasers so that the restrictions named will run with the title and be binding upon all future owners.

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

And the said American Land Co., 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 the said J.S. Tomlinson its true and lawful attorney for it in its name place and stead to appear before my officer authorized to take acknowledgements and acknowledged these presents to be the act and deed of the said American Land Company, Inc., this the day and year first hereinbefore written.

Attest:

M. W. Tomlinson
Secretary

4 American Land Company, Inc.
By: J.S. Tomlinson (Seal)
President

Approved: _____