

R. E. L. Smith.

5-4 Mary E. Crifasi

(Seal)

District of Columbia, to wit:

I, Robert E. Lee Smith, a Notary Public in and for the District of Columbia, do hereby certify that Benjamin B. Crifasi and Mary C. Crifasi, his wife, parties to a certain Deed, bearing date on the 27 day of May, A.D., 1924, and hereto annexed, personally appeared before me in said District, the said Benjamin B. Crifasi, and Mary C. Crifasi, his wife, being personally well known to me as the persons who executed the said deed, and acknowledged the same to be their respective act and deed.

Given under my hand and notarial seal this 27 day of May, A.D. 1924.

Robert E. Lee Smith

Robert E. Lee Smith

Notary Public

Notary Public

District of

Columbia.

All corrections, alterations and interlineations made before signing and acknowledging the above quit-claim Deed.

Robert E. Lee Smith

Robert E. Lee Smith

Notary Public, D.C.

Notary Public

District of

Columbia.

EXAMINED

Mailed to John Howe At the request of John Howe the following Deed was recorded Aug. 22, 1309 R. I. Ave Wash. A.D. 1924, at 12:27 o'clock P.M. to wit:-

D.C. 10-20-24 This Deed, made this sixteenth (16) day of August in the year of our Lord one thousand nine hundred and twenty four (1924) by and between The American Land Company, Inc., a corporation existing under and by virtue of the laws of the State of Virginia, of Washington, D.C. party of the first part, and John Howe of Washington, D.C. (1309 Rhode Island Avenue, N.W.) party of the second part:

Witnesseth, that in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, and other valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto the said party of the second part, his heirs and assigns, in fee simple, all that piece or parcel of ground situate lying and being in Cabin John Park, County of Montgomery, State of Maryland, being a part of the same land which the said part.... of the first part obtained by deed dated the First (1st) day of April, 1912, recorded in the Land Records of Montgomery County, State of Maryland, in Liber 226, at folio 399 and being described as follows, to wit:

Lot number 52-H fronting South on Wilson Avenue for 50 feet as surveyed by J. N. Starkey, County Surveyor, July 26, 1924, and as shown on map filed in the office of

the Clerk of the Court at Rockville, this lot #52-H being one of several lots re-subdivided from original lots #52, 53 and part of #41 as shown in original plan of lots and recorded in Liber 2 and Folio 156, both plats now being on file as part of the Land Records of Montgomery County, Maryland.

Together with the building 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 John Howe.

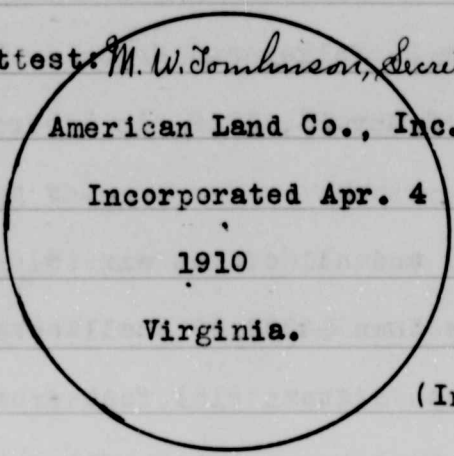
Witnesseth, further, that the said party of the second part covenants That no intoxicating liquors shall be sold or dispensed on said property or from any buildings erected thereon; That no part of said property shall be sold, leased, or deeded to any person or persons of the negro race or other persons of color; That no soap factory, slaughter house, bone factory, brewery or similar factory or business of any kind shall be established or maintained on 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 gas, water, and sewer pipe where the same become necessary in connection with the development of the subdivision. That no building other than one resident shall be placed on the front of the lot which shall not be nearer than twenty (20) feet to the front line, and the plans are to be approved by the American Land Company, Inc., and enclosures for fowls shall not be less than 40 feet from the front property line; That no hogs or cows are allowed; That an improved indoor toilet system, with outdoor septic tank connections or something equally acceptable, is to be installed the same to be approved by the American Land Company Inc., and no outdoor toilet house is to be used; That no nuisance or objectionable features will be allowed about the premises; That the lot will be kept free of weeds and other undesirable growth so that it will be neat in appearance at all times; That the maker of this Deed reserves the right to one-half ($\frac{1}{2}$) interest in any treasure or articles of special value which may have been hidden on this property by "John of the Cabin", or any other person, and which may be found thereon in the future; That there shall be no act to contaminate the water in the nearby stream, and That the restrictions herein are to be named in future contracts and deeds so that they will run with the title and be binding upon all future owners; and that the adjacent roads will be kept in good and passable condition at all times.

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

In Testimony Whereof, the said party of the first part, has caused these presents to be signed by J. S. Tomlinson, its President, attested by M. W. Tomlinson, its Secretary, and its corporate seal is hereto attached and does hereby appoint J. S. Tomlinson,

its true and lawful attorney, to acknowledge these presents, to be the act and deed of the said corporation.

Attest: *M. W. Tomlinson, Secretary.*



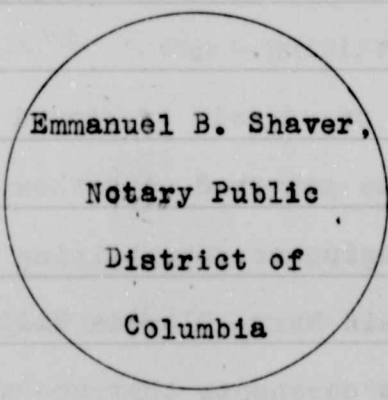
American Land Company, Inc.,
By J. S. Tomlinson (Seal)
President.

(Internal Revenue \$.50)

District of Columbia City of Washington, SS:

I Hereby Certify that on this 16th day of August, 1924, before the subscriber a Notary Public personally appeared J. S. Tomlinson, President of the American Land Company, Inc., and did acknowledge the foregoing Deed to be the act and deed of said Company.

In testimony whereof, I have affixed my official seal this 18 day of August A.D. 1924.



E. B. Shaver,
Notary Public, D.C.

My Commission expires Sept. 26, 1925.

EXAMINED#####

*Mailed to Grantee
1747 - 8 70 St.
Cleveland, Ohio*

⁴⁵⁴ At the request of Mary Claudia Williams the following Deed was recorded August 22, A.D. 1924, at 2:00 o'clock P.M. to wit:-

¹⁰⁻²⁰⁻²⁴ This Deed, made this seventh day of June, in the year of our Lord one thousand nine hundred and twenty-four by and between Agnes A. McChesney (widow) of the District of Columbia, party of the first part, and Mary Claudia Williams, unmarried of Cleveland, Ohio, party of the second part:

Witnesseth, that in consideration of Ten Dollars, the said party of the first part does grant and convey unto Mary Claudia Williams party of the second part, her heirs and assigns, in fee simple, all those pieces or parcels of ground situate, lying and being in Montgomery County, State of Maryland, being the same land which the said party of the first part obtained from Algernon R. McChesney by will dated the fifteenth day of August, 1902, recorded in the Records of Montgomery County, Maryland and being described as follows, to wit:

Known as and being part of lot five (5) and all of lot six (6) in Refford W. Walker and W. Henry Walker's subdivision of part of tract of land called "Clean Drinking" now called "Kenilworth" as same is recorded in Plat Book number one (1) Plat number seven (7) one of the Plat books of Montgomery County, Maryland, described as follows; viz: beginning at the Southeasterly corner of lot five (5) northeasterly along the front line of said lot 104.34 feet by the full depth of lot five (5) and all of lot six (6) as granted