

that he has a right to convey said land; that the said party of the second part shall quietly enjoy said land; that he has done no act to encumber said land; and that he will execute such further assurances of said land as may be requisite.

Witness my hand and seal.

Test: 183 John W. Hancock. (Seal)  
W. C. Duvall.

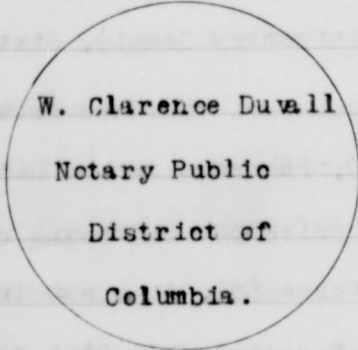
(Internal Revenue \$2.00)

District of Columbia, ss:

I hereby certify that on this 29th day of August, 1921, before the subscriber, a Notary Public in and for said District, Personally appeared John W. Hancock, survivor of Annie E. Hancock and John W. Hancock, her husband, as Joint Tenants, and did acknowledge the foregoing Deed to be his act.

In Testimony Whereof, I have affixed my official seal this 29th day of August, A.D. 1921.

W. Clarence Duvall.  
Notary Public, D.C.



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**EXAMINED** At the request of D. W. Edwards and Minnie Bell Edwards the following Deed was recorded October 18th, A.D. 1921, at 3.50 o'clock P.M. to wit:-

*Del. to  
H. J. Winfield  
12-5-21*

This Deed made this 28th day of July in the year one thousand nine hundred and twenty by and between Fred L. Glaize and Katie B. Glaize his wife, and S. V. Hayden, and Ernest E. Herrell Trustees in a certain deed of trust dated the Thirtieth day of July in the year nineteen hundred and nineteen and recorded in the land records of Montgomery County, Maryland, liber No. 283 folio 266 (said Trustees join in this deed for the sole purpose of releasing the herein conveyed property and nonE other), parties of the first part, and D. W. Edwards, and Minnie Bell Edwards, his wife, parties of the second part.

Witnesseth, that for and in consideration of the sum of eighteen hundred (\$1800) Dollars in hand paid by the parties of the second part, and the covenants and agreements of the said parties of the second part as hereinafter set forth, do hereby grant unto the parties of the second part all those lots, pieces and parcels of land situate, lying and being in Montgomery County, in the State of Maryland, being lots No. five (5) and six (6), as laid down and described upon a plat of a subdivision of land belonging to Fred L. Glaize in the Town of Takoma in said County and State, known as and called "Carroll Manor" to be hereafter Recorded

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PER 316, P. 0236, MSA\_CE63\_268. Date available 10/14/2005. Printed 04/13/2022.



among the Land Records of said County, and which are described as follows:

Beginning at a point at the end of two hundred and eighty two feet on the Northern boundary line of a conveyance from Burch and Kleps to Herrell and Glaize, dated the 30th day of July A.D. 1919 and recorded among the land records of said County in Liber No. 282 folio 300, and then with said boundary line South sixty two degrees fifty three minutes East, one hundred and ten feet, more or less; thence Southerly one hundred and fifty feet, more or less, to intersect the North line of a thirty foot Street; then along said Street one hundred and twenty feet, more or less; then leaving said Street Northerly one hundred and forty feet, more or less, to the place of beginning, containing fifteen thousand six hundred and twenty square feet of land, more or less.

Subject, however, to such reduction in area as may be occasioned by the requirements of the Mayor and Council of Takoma Park for dedication of part of the frontage of said lots for Street or sidewalk purposes.

To Have and To Hold the said land and premises with the easements and appurtenances, unto and to the use of said D.W. Edwards, and Minnie Bell Edwards, his wife,

In consideration of the execution of this deed, the said parties of the second part, for themselves, their heirs and assigns hereby covenant and agree with the parties of the first part, their heirs and assigns (such covenants and agreements to run with the land) as follows, viz:

1. That all houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage-houses, sheds or other outbuildings, for use in connection with such residences, and that no trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises.
2. That no structure of any description shall be erected within ten (10) feet of the front line of said premises; and that no stable, carriage-house, shed, or outbuilding shall be erected except on the rear of said premises.
- In case of corner lots any and all lines bordering upon a street, avenue, or parkway shall be considered a front line.
3. That no house shall be erected on said premises at a cost less than Five thousand (\$5000), Dollars.
4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within ten (10) feet of the side line of premises hereby conveyed, nor within fifteen (15) feet of the nearest adjacent house.
5. That no part of said premises shall be occupied, rented, sold, transferred or conveyed unto any person or persons other than of the Caucasian race, under a penalty of \$5,000) to accrue to Fred L. Glaize, his heirs and assigns.
6. That spirituous liquors shall never be sold upon said lands or in any building erected thereon.
7. That a violation of any of the aforesaid covenants and agreements may be enjoined and the same enforced at the suit of Fred L. Glaize his heirs, and assigns ( assigns including any person deriving title mediately or immediately from said Fred L. Glaize to any lot or square, or part of a lot or square in the Section of the Subdivision of which the land hereby

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conveyed forms a part).

And the said Fred L. Glaize and Katie B. Glaize, his wife, covenant to warrant specially the lands and premises hereby conveyed, save as to the lien of the deed of trust aforesaid, and to execute any and all such further and other assurances as may be requisite or necessary to convey the same as aforesaid.

Witness our hands and seals.

Witness: 145 Fred L. Glaize. (Seal)
Joseph A. Herbert Jr. 150 Katie B. Glaize (Seal)
193 S.V. Hayden, Trustee (Seal)
169 Ernest E. Herrell. (Seal)

(Internal Revenue \$2.00)

District of Columbia, to wit:

I hereby certify that on this 28th day of July in the year nineteen hundred and twenty, before the subscriber, a Notary Public in and for the District of Columbia, personally appeared Fred L. Glaize and Katie B. Glaize, his wife, and S.V. Hayden and Ernest E. Herrell and did each acknowledge the foregoing and annexed deed to be their act.

Given under my hand and Notarial seal this 28th day of July, A.D. 1920.

Joseph A. Herbert Jr.

Joseph A. Herbert Jr.
Notary Public
District of
Columbia.

Notary Public.

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EXAMINED

Delivered to
Grantee
5-23-22

At the request of Robert E. Baker the following Deed was recorded October 19th, A.D. 1921, at 9.00 o'clock A.M. to wit:-

This Deed, made this seventh day of May, in the year nineteen hundred and twenty-one, by the Vestry of St. John's Church Saint Bartholomews Parish in Montgomery County;

Witnesseth, That for and in consideration of the sum of \$204.55 to it in hand paid, receipt whereof is hereby acknowledged, the said Vestry of St. John's Church, Saint Bartholomews Parish in Montgomery County, doth grant and convey unto Robert E. Baker, all that tract, piece or parcel of land, situate, lying and being in the village of Brookeville, in Montgomery County, in the State of Maryland, which is described as follows:-

Beginning at a large locust tree in the main Street of Brookeville and running thence South forty one (41) degrees East, six (6) chains and twenty eight (28) links; thence south eight and one fourth (8 1/4) degrees West, one (1) chain and forty (40) links to the corner stone of Dr. Magruder's land; thence South fifty five