

State of Maryland, Baltimore City, to wit:

I hereby certify, That on this 17th day of November, in the year one thousand nine hundred and thirty-seven before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared John A. Helldorfer, the Attorney hereinabove named, and by virtue and in pursuance of the power and authority conferred upon him by the foregoing power of attorney, acknowledged the foregoing assignment to be the act and deed of the said Frank X. Banz and Ella Banz, his wife, the assignors therein named.

As Witness my hand and notarial seal.

Llewellyn A. Digges

Llewellyn A. Digges

Notary Public.

Notary Public

Baltimore, Md.

7/1/38
EXAMINED #####

*mailed to:-
Thos. J. Fisher & Co.
738-15th St
Wash. D.C.
1-20-38*

At the request of William Sharon Farr and Janet Sharon Farr, the following Deed was recorded November 26th, A. D. 1937 at 11:01 o'clock A. M., to wit:

This Deed made this 24th day of November in the year one thousand nine hundred and thirty-seven by and between The Chevy Chase Land Company of Montgomery County, Maryland (a corporation duly organized under and by virtue of the laws of the State of Maryland), party of the first part, and William Sharon Farr and Janet Sharon Farr, his wife, of the State of Maryland, parties of the second part;

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Thousand (10,000) Dollars to it paid by the said parties of the second part, and of the covenants and agreements of the said parties of the second part as hereinafter set forth, does hereby grant and convey unto the said parties of the second part, as tenants by the entirety, in fee simple, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate in the County of Montgomery, State of Maryland, namely:

Lots numbered One (1) Two (2), Three (3), Eighteen (18), and Nineteen (19), in Block numbered Eleven (11) in the Subdivision made by The Chevy Chase Land Company of Montgomery County, Maryland, and others, known as "Chevy Chase, Section Five-A," as per plat of said subdivision recorded in Plat Book No. 4, pages 385, 386 and 387 of the Land Records of Montgomery County, Maryland.

Subject to building restriction line as shown on said plat.

To have and to hold the said land and premises, with the improvements, easements and appurtenances, unto and to the use of the said parties of the second part, as tenants by the entirety, in fee simple.

In Consideration of the execution of this Deed, the said parties of the second part, for themselves and each of them, for their and each of their heirs and assigns, hereby covenant and agree to and with the said party of the first part, its successors and assigns, as follows, viz:

1. That no structure of any description shall be erected within twenty-five (25) feet of the front line of said premises.

2. That no part of the land hereby conveyed shall ever be used, occupied, by, sold, demised, transferred, conveyed unto, or in trust for, leased, or rented, or given to any negro or negroes, or any person or persons of negro blood or extraction, except that this paragraph shall not be held to exclude partial occupancy of the premises by domestic servants of the grantees, their heirs and assigns.

3. That said land hereby conveyed shall be used exclusively for private dwelling house purposes and that no apartment house, flat, dwelling or building designed for the residence of more than one family shall be erected, maintained or suffered to remain on the land hereby conveyed.

4. That the land hereby conveyed and any building erected thereon, or which may be erected thereon, shall not be used, or permitted to be used, for any trade, business, manufacturing or mercantile purpose, or nuisance of any kind.

5. That no building shall be erected on said land which shall cost less than Five Thousand (5000) Dollars.

That the foregoing covenants shall run with the land.

That the following covenants shall run with the land until May 1, 1956, from and after which date they shall cease and determine and be of no effect.

(a) That no improvements of any character shall be erected or installed on the land hereby conveyed, nor any change be made in the exterior design of said improvements after original construction has begun, unless and until the same, and also the location thereof on said lot, shall have been approved in writing by The Chevy Chase Land Company of Montgomery County, Maryland, or its successors.

(b) That only one dwelling house shall be erected, placed or suffered to remain upon Lots numbered Two (2) and Three (3), hereby conveyed, and that only one dwelling house shall be erected, placed or suffered to remain upon each of Lots numbered One (1), Eighteen (18) and Nineteen (19) hereby conveyed, unless the land shall be subdivided into smaller lots, but the land shall not be so subdivided unless and until the plat showing said subdivision shall have been submitted to The Chevy Chase Land Company of Montgomery County, Maryland, and the written consent of said Company for such subdivision has been first obtained. The Chevy Chase Land Company of Montgomery County, Maryland, or its successors, shall be the sole judge of whether or not such subdivision shall be permitted and if the subdivision of said land is made, the covenants herein contained shall apply to each of the lots into which said land shall be subdivided.

In evidence of their intention to be bound by the foregoing covenants and agreements, the said parties of the second part have hereunto set their hands and seals.

And the said party of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

In Testimony Whereof, on the day and year first hereinbefore written, the said The Chevy Chase Land Company of Montgomery County, Maryland, has caused these presents to be signed with its corporate name by Edward L. Hillyer, its President, attested by William L. Miller, its Assistant Secretary, and its corporate seal to be hereunto affixed, and does hereby constitute and appoint William L. Miller its true and lawful Attorney-in-fact, for it and in its name, place and stead to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment, and to deliver the same as such.

Attest:		The Chevy Chase Land Company of
		Montgomery County, Maryland.
Wm. L. Miller	The Chevy Chase Land	By: Edward L. Hillyer
Assistant Secretary.	Co. of Montgomery Co., Mary-	President.
	land	Wm. Sharon Farr (Seal)
	(Internal Revenue \$10.00)	Janet Sharon Farr (Seal)
	(State tax \$10.00)	

District of Columbia, to wit:

I, Frank I. Greenwalt, a Notary Public in and for the said District of Columbia, do hereby certify that William L. Miller, who is personally well-known to me to