

swine, horses or other live stock for breeding or market purposes; chickens to be enclosed on owner's property.

4. At no time shall the above described lot, or any part thereof, or any building thereon be sold, leased or transferred to or occupied by any negro or person of negro descent. This provision however, not to include occupancy by servants, or any employee of owner or occupant of said lot.

5. No fence other than a hedge shall project beyond the front building line as stated herein.

And the party of the firstpart covenants that it will warrant specially the property hereby conveyed and execute such other and further assurances as may be requisite and necessary.

Witness the seal of the said Corporation and the signature of A.J. Watkins, its President, attested by E.F. Overman, its Secretary, the day and year above written.

Attest: A.J. Watkins Realty Corporation
E.F. Overman Secretary A.J. Watkins President

A.J. Watkins Realty Corporation
Incorporated 1922
Baltimore, Maryland

State of Maryland,
Baltimore City, SS:

I hereby certify that on this 21st day of August in the year 1928, before me, the subscriber, a Notary Public of the State of Maryland, for Baltimore County, personally appeared A.J. Watkins, President of the A.J. Watkins Realty Corporation, party to the foregoing and annexed deed and acknowledged the said Deed to be the act and deed of the A.J. Watkins Realty Corporation,

Witness my hand and Notarial Seal.

Josephine V. Coggins
Notary Public

Josephine V. Coggins
Notary Public
Baltimore
Co., Md.

EXAMINED
MAILED TO
TITLE & INVESTMENT
COMPANY OF MARYLAND
923 - 16th STREET, N. W.
WASHINGTON, D. C.
12-15-28

At the request of Bernard A. Herbert the following Deed was recorded October, 1st, A.D. 1928, at 10:31 o'clock A.M. to wit:-

This Deed Made this 25th day of September, in the year of our Lord one thousand nine hundred and twenty-eight, by and between Monroe and Robert B. Warren, as Joint Tenants, of the District of Columbia, parties of the first part, and

Bernard A. Herbert, also of said District, party of the second part;

Witnesseth, that in consideration of Ten (\$10) the said parties of the first part do grant and convey unto Bernard A. Herbert, party of the second part, his heirs and assigns, in fee simple, all piece or parcel of ground situate, lying and being in Montgomery County, State of Maryland, being the same land which the said part.....of the first part obtained from.....by deed dated the.....day of.....19....., recorded in the Land Records ofin Liber.... ..at folio..... and being described as follows, to wit:

Lot numbered One (1) in Block "B" in a subdivision known as Section Eight (8), "Chevy Chase", as per plat recorded in Plat Book 3, plat 269, one of the Land Records of Montgomery County, State of Maryland.

Subject to a prior Deed of Trust securing the sum of Seven Thousand (\$7,000) dollars, which the party of the second part hereby assumes and agrees to pay as part consideration for these presents.

Subject to the covenants that said land and premises shall not be used for mechanical or business purposes, nor shall any building or buildings to be used for mechanical or business purposes be erected thereon, nor shall any fence be erected on said lot in front of the rear line of the present dwelling on said lot, nor shall any hedge more than 3 feet 6 inches in height be permitted in front of the rear line of the present dwelling on said lot; said covenants to be effective for a period of fifteen years from May 15, 1924 unless by agreement in writing signed and acknowledged by the owners of a majority of the lots in said subdivision; the foregoing covenants or any of the same shall be terminated at an earlier date; which agreement shall be duly recorded among the Land Records of Montgomery County, Maryland. Subject to the further covenant that said land and premises shall never be rented, leased, sold, transferred or conveyed unto or in trust for or occupied by any negro or colored person or any person of negro extraction;

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 thepiece 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.....

And the said parties of the first part covenant that they will warrant specially and generally the property hereby conveyed; that theyseized of the land hereby conveyed; that they have a right to convey said land; that the said party of the second part shall quietly enjoy said land; that they have done no act to encumber said land; and that they will execute such further assurances of said land as may be requisite.

Witness their hands and seals.

Test:

Helen K. Winfield

as to both

Monroe Warren

(Seal)

Robert B. Warren

(Seal)