

Together with the building and improvements 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 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 Edgar Stephens and Essie Stephenstheir heirs and assigns.

And the said parties of the first part covenant that they will warrant specially and generally the property hereby conveyed; that they were seized of the land hereby conveyed; that they have a right to convey said land; that the said parties 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 our hands and seals.

Test: 218 Genoa King (Seal)

Lydia F. Prettyman 225 Vinnie E. King (Seal)

(Internal Revenue \$12.00)

State of Maryland, County of Montgomery, ss:-

I hereby certify that on this 8th day of January 1923 before the subscriber a Notary Public personally appeared Genoa King and Vinnie E. King his wife, and did each acknowledge the foregoing deed to be their act.

In testimony whereof I have affixed my official seal this 8th day of January A.D. 1923.

Lydia F. Prettyman

Lydia F. Prettyman
Notary Public
Rockville Montg, Co, Md.

EXAMINED At the request of William H. Kerr and Hattie E. Kerr the following Deed was del. to R. Spates recorded January 10th A.D. 1923 at 2:00 o'clock P.M. to wit:-

§-15-23 This deed made this 5th day of January 1923, by and between H. Bradley Davidson and Mary P. Davidson, his wife, of Bethesda, Montgomery County Maryland, the parties of the first part, and William H. Kerr and Hattie E. Kerr both of Washington, District of Columbia parties of the second part;

Witnesseth: That in consideration of ten dollars, receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the parties of the second part, their heirs and assigns, in fee simple, all those certain pieces and parcels of land situate, lying and being in Montgomery County, State of Maryland, and being further described as follows, to wit:-

Lots numbered fourteen (14) and fifteen (15) of block numbered E of Chevy Chase Terrace as shown in plat number two hundred and forty two (242) of plat book number three (3) of the land records of said Montgomery County, Maryland, together with the buildings 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 pieces and parcels of land and premises above described or mentioned, and hereby intended to be conveyed, together with the rights privileges, and appurtenances thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said parties of the second part, their heirs and assigns.

And the said parties of the second part, for themselves, their heirs and assigns, do hereby covenant and agree to and with the said parties of the first part, their successors and assigns, as a part of the consideration for this deed as follows:-

First: That neither the said parties of the second part, nor their heirs or assigns shall or will erect or permit upon any portion of the said premises any building except a detached dwelling house for one family only on each fifty (50) feet of frontage of the lots hereby conveyed, nor of less cost than six thousand dollars (\$6,000.00) for each house erected thereon, unless plans be approved in writing by the said parties of the first part.

Second: That neither the said parties of the second part, nor their heirs or assigns, shall or will erect or permit more than one such dwelling house on each two lots hereby conveyed.

Third: That neither the said parties of the second part, nor their heirs or grantees, shall or will manufacture, or sell or cause or permit to be manufactured or sold, on any portion of said premises hereby conveyed, any goods, wares, or merchandise of any kind, and will not carry on, or permit to be carried on, on any part of said premises any trade or business whatsoever.

Fourth: That neither the said parties of the second part, nor their heirs or assigns, shall or will permit upon any portion of said premises any building or part of building within twenty (20) feet of the property line, except the steps of said residence and will not erect or permit on said premises, any outhouses, garage or stable within fifty (50) feet of Chevy Chase Boulevard.

Fifth: For the purpose of sanitation and health, neither the said parties of the second part, nor their heirs or assigns shall or will sell or lease the said land to any one of a race whose death rate is at a higher percentage than that of the white race.

Sixth: These covenants to run with the land and to be construed as covenants running with the land until the first day of January, nineteen hundred and fifty, when they shall terminate.

Seventh: That the said parties of the first part hereby reserve the right to enter along the back line thereof to install and maintain, or license

others to install, wires and apparatus above or below the ground for gas, electric light and telephone service for general use.

And the said parties of the first part covenant that they will warrant specially and generally the property hereby conveyed; that they are seized 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 as may be requisite.

Witness our hands and seals.

Test; 93 H. Bradley Davidson (Seal)

John H. Davidson 98 Mary P. Davidson (Seal)

(Internal Revenue \$2.00)

District of Columbia, ss:-

I hereby certify that on this 6th day of January 1923 before the subscriber a Notary Public in and for the District of Columbia, personally appeared H. Bradley Davidson and Mary P. Davidson, his wife, and did each acknowledge the foregoing deed as their act.

In testimony whereof, I have hereunto affixed my hand and official seal this 6th day of January 1923.

John H. Davidson
Notary Public
District of
Columbia,

John H. Davidson
Notary Public in and for the District of
Columbia, My commission expires on the 28th
day of December 1926.

EXAMINED At the request of Mable M. Robertson the following Deed was recorded January

mailed to
Grantee 10th A.D. 1923 at 3:56 o'clock P.M. to wit:-
Bethesda md
3-15-23

This deed made this 9th day of January, in the year nineteen hundred and twenty three, by and between Cyrus Keiser and Elizabeth Keiser, his wife, both of Montgomery County, State of Maryland, parties of the first part, and Mable M. Robertson, of Montgomery County, State of Maryland, Party of the second part, witnesseth:-

That for and in consideration of the sum of ten (\$10.00) dollars and other valuable consideration the receipt whereof from the party of the second part is hereby acknowledged by the parties of the first part, the said parties of the first part do hereby grant and convey unto the party of the second part the following described real estate, land and premises, situated, lying and being in said county of Montgomery, in the state of Maryland, to wit:-

All of lots numbered one (1) and two (2) in block No. two (2) in the sub-division of land known as and called "Highland Park" according to a plat thereof duly recorded among the land records of said Montgomery County, in plat book No. 2, being plat No. 125 therein.

Together with all and singular the buildings and improvements, thereon, and the rights, ways, waters, privileges and appurtenances thereunto belonging or in anywise