

EXAMINED At the request of Joseph B. Junghans, the following Deed was recorded November 20th, A.D. 1920,

Delivered at 2:44 o'clock P.M. to wit:-

N. F. Prettyman  
12-16-1920

This Deed made this thirteenth day of October in the year of our Lord one thousand nine hundred and twenty by and between Allan E. Walker and Maude K. Walker, his wife, of the District of Columbia parties of the first part, and Joseph B. Junghans of the District of Columbia party of the second part:

Witnesseth, that in consideration of the sum of ten dollars (\$10.00) the said parties of the first part do grant and convey unto Joseph B. Junghans party of the second part, his heirs and assigns in fee simple, all that piece or parcel of ground situate, lying and being in Montgomery County State of Maryland, being part of the same land which the said parties of the first part obtained from Leroy Gaddis, Jr., by deed dated the twelfth day of February 1917, recorded in the Land records of Montgomery County, Maryland in Liber 262 at folio 102 and being described as follows, to wit: Lot numbered Nineteen (19) in Block "R" in "Crestview" as per plat recorded in Plat Book 3 plate 213 one of the Land records in the Clerk's Office for 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, <sup>and advantages</sup> 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 Joseph B. Junghans, subject to the following covenants: This deed is made upon the full and express representation and understanding that the purchaser herein, his heirs or assigns, is not a person of negro blood and that the land and premises herein conveyed shall not be sold, leased owned or occupied by a negro or any person of negro blood or extraction.

No house shall be erected within fifteen (15) feet from the front or street line where the lot exceeds Ninety (90) feet in depth.

These covenants are to be taken and construed as running with the land for a period of thirty years and form part of the consideration.

And the said parties of the first part covenant that they will warrant specially 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 of said land as may be requisite.

Witness their hands and seals.

Test: <sup>418</sup> Allan E. Walker (Seal)  
<sup>446</sup> Maude K. Walker (Seal)  
Leroy Gaddis, Jr.

State of Maryland  
County of Montgomery SS:

I hereby certify that on this 13th day of October 1920, before the subscriber, a Notary Public personally appeared Allan E. Walker and Maude K. Walker, his wife, and did each acknowledge the foregoing Deed to be their act.

or business, manufacturing or  
property at a cost less than  
property for the occupancy  
on said property shall have  
not be subdivided without  
st part.  
not be sold or transferred  
h the land for a period of  
which is to be perpetual.  
nts thereupon, erected, made,  
waters, privileges, appurten-  
ise appertaining.  
cel of ground and premises  
conveyed, together with the  
t belonging or appertaining  
er of the said Jerry R. Pugh  
their heirs and assigns.  
she will warrant specially the  
ad as may be requisite.  
gusta C. Wahly (Seal)  
llam H. Wahly (Seal)  
November 1920, before the  
ersonally appeared Augusta C.  
cknowledge the foregoing Deed  
ficial seal this 15th day of  
vvy T. Winfield  
otary Public, D.C.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PBR 300, p. 293; MSA\_CE63\_258. Date available: 10/14/2016 10:09:42 AM

In testimony whereof, I have affixed my official seal this 25th day of October A.D. 1920.

Leroy Gaddis, Jr.  
Notary Public  
District of  
Columbia.

Leroy Gaddis, Jr.

Notary Public, D.C.

My commission expires Oct. 18th, 1925.

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EXAMINED

At the request of Mary K. Trowbridge, the following Deed was recorded November 20th, A.D. 1920, at 2:45 o'clock P.M. to wit:-

mailed to  
Grantee  
Kensington  
Maryland  
Feb. 3-1921

DEED

This Deed made this 20th day of November, in the year one thousand nine hundred and twenty, by and between Daisy C. Brady and John T. Brady, her husband, of Montgomery County, State of Maryland, parties of the first part, and Mary K. Trowbridge, of Montgomery County, State of Maryland, party of the second part.

Witnesseth, that for and in consideration of the sum of ten (\$10) dollars, lawful money of the United States of America, the receipt whereof before the signing and sealing of these presents is hereby acknowledged, and further good and valuable consideration, we, Daisy C. Brady and John T. Brady, the said parties of the first part do grant, bargain, sell, convey and set over unto Mary K. Trowbridge, the said party of the second part, her heirs and assigns, in fee simple, all that tract, piece or parcel of land known and distinguished as and being Lot numbered fourteen (14) in the subdivision of original Lot numbered Twenty (20) of Lusanner Knowles' estate, at Knowles Station, now known as Kensington, as per plat of record in Liber J.A. No. 5, folio 229, one of the Land records of Montgomery County, describd with in the metes and bounds, courses and distances following to wit:

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r  
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Beginning on the fourth line of said original Lot numbered Twenty (20) at a point two hundred and forty two feet from the end thereof which end is at the end of fourteen (14) perches on the second line of the whole tract; thence from said point of beginning south twenty one degrees West along said fourth line fifty (50) feet; thence South sixty nine degrees East one hundred and sixty-two and one half (162 1/2) feet to Fawcett Avenue; thence North twenty one degrees East running with said Fawcett Avenue fifty (50) feet; thence North sixty-nine degrees West one hundred and sixty two and one half (162 1/2) feet to the place of beginning, containing eight thousand one hundred and twenty five (8,125) square feet of land, more or less Together with all and singular the improvements thereon, and all the rights, roads, ways, waters, privileges, and appurtenances thereto belonging or in anyway appertaining.

To have and to hold the said piece or parcel of land and premises above described, and hereby intended to be conveyed, together with the rights, privileges

EXAMIN  
Delivered  
W. F. Prt  
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