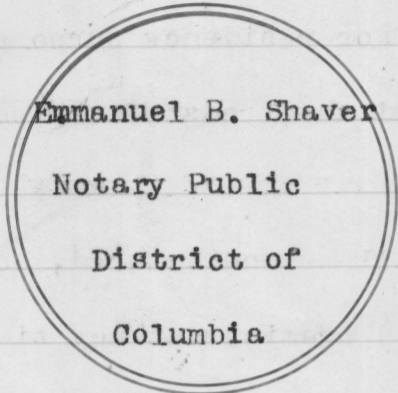


District of Columbia, to wit:-

I, E. B. Shaver a Notary Public in and for the District of Columbia, do hereby certify that Claud Livingston and Almira P. Livingston, his wife, of the City of Washington District of Columbia, parties to a certain deed bearing date on the 20th day of May 1912 and hereto annexed, personally appeared before me in said District the said Claud Livingston and Almira P. Livingston being personally well known to me as the persons who executed the said deed and acknowledged the same to be their act and deed.

Given under my hand and seal this 20th day of May 1912.



E. B. Shaver (SEAL) Notary Public, D. C.

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EXAMINED

*Alld. to H. T. W. fields Aug 2/1914*

At the request of Nelson Z. Town and Sadie R. Town the following deed was recorded June 24th A. D. 1912 at 3.50 o'clock P. M. to wit:-

THIS DEED, MADE this 24th day of June in the year of our Lord One thousand nine hundred and twelve, by and between Charles Selden, Jr., and Mary Agnes Selden, his wife, of the District of Columbia, parties hereto of the first part, and Nelson Z. Town and Sadie R. Town, his wife, of the same place, parties hereto of the second part,

WITNESSETH, That in consideration of the sum of five (5) dollars to them paid by the said parties of the second, receipt of which is hereby acknowledged, and in consideration of the covenants hereinafter set forth, to be kept, performed and carried out by the said parties hereto of the second part, their heirs or assigns, and by the survivor of the said parties of the second part, his or her heirs or assigns, the said parties of the first part do grant and convey unto the said parties of the second part, their heirs and assigns, as tenants by the entirety, all that piece or parcel of ground situate, lying and being in the County of Montgomery, State of Maryland, and known and designated as and being all of Lot 8, in Block 2, of a subdivision called "Hill-Crest" as per plat of said subdivision recorded in Plat Book No. 2, Plat No. 140, one of the Land Records of said Montgomery County;

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 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 parties of the second part, their heirs and assigns forever, as tenants by the entirety.

AND the said Charles Selden, Jr., of the first part covenants that he will warrant specially the property hereby conveyed; that he is seized of the land hereby conveyed; that he has a right to convey said land; that the said parties of the second part shall quietly enjoy said land; and that he and said Mary Agnes Selden will execute

such further assurances of said land as may be requisite.

The said parties of the second part, and each of them, for themselves and each of them, their and each of their heirs and assigns, hereby covenant with the parties hereto of the first part, their and each of their heirs and assigns, as follows:-

1. All improvements hereafter constructed, built or erected upon the hereinbefore described land and premises shall be so constructed, built and used for residence purposes only, excepting such outbuildings or structures as may be necessary for use in connection with the main structure to be used for residence purposes only, and no such improvements so constructed, built or erected shall cost less than Two Thousand (2,000) Dollars.

2. No intoxicating liquors of any kind shall be manufactured, sold, traded or exchanged upon the hereinbefore described land and premises at any time hereafter.

3. The hereinbefore described land and premises shall not be rented, leased, sold or conveyed in any manner whatsoever to any colored person or one having the blood of the African race in him or her.

4. The herein numbered covenants 1, 2, 3, and 4 are to run with the title to the hereinbefore described land and premises and to be and are binding upon the parties hereto of the second part, and each of them, their and each of their heirs and assigns, by their acceptance of this deed.

Witness their hands and seals.

Test:

Anson S. Taylor

✓392

Charles Selden, Jr. (SEAL)

✓410

Mary Agnes Selden (SEAL)

District of Columbia, SS:

I hereby certify that on this 24th day of June, 1912, before the subscriber, a Notary Public, personally appeared Charles Selden, Jr. and Mary Agnes Selden, his wife, and did each acknowledge the foregoing Deed to be their act.

IN TESTIMONY WHEREOF, I have affixed my official seal this 24th day of June A..D. 1912.

A. S. Taylor  
Notary Public  
District of  
Columbia

A. S. Taylor

Notary Public, D. C.