

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 J. Fred. Bean, his heirs or assigns.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; that 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: 37 John U. Baker (Seal)
Mary Lee Cashell 49 Rosa H. Baker (Seal)

State of Maryland,
Montgomery County, ss:-

I Hereby Certify that on this 26 day of August 1927, before the subscriber, a Notary Public of the State and County aforesaid personally appeared John U. Baker and Rosa H. Baker his wife, and did each acknowledge the foregoing Deed to be their respective act.

In Testimony Whereof, I have affixed my official seal this 26th day of August A. D. 1927.

Mary Lee Cashell
Notary Public
Rockville, Montg.
Co. Md.

Mary Lee Cashell
Notary Public.

Both
EXAMINED#####

MAILED TO
TITLE & INVESTMENT
COMPANY OF MARYLAND
1512-K ST. N. W.
WASHINGTON, D. C.
9-13-27

At the request of Effie Mae Teunis the following Deed, was recorded August 26th, A. D. 1927., at 1:21 O'clock P. M. to-wit:-

This Deed, Made this Thirteenth day of August in the year one thousand nine hundred and Twenty-seven by and between Monroe Warren and Robert B. Warren, Joint Tenants, both of the District of Columbia parties of the first part, and Effie Mae Teunis, also of said District party of the second part:

Witnesseth, That in consideration of Ten Dollars, the parties of the first part do hereby grant unto the party of the second part, in fee simple, all that piece or parcel of land together with the improvements, rights, privileges, and appurtenances to the same belonging, situate in Montgomery County, Maryland, described as follows, to wit:-

Lot "1-E" In Smith and Walker's Resubdivision of Lots Numbered One (1) and Two (2), Block numbered Five (5) in the subdivision known as "Norwood Heights", as shown on plat recorded in Plat Book 4, Folio 306, one of the Land Records of Montgomery County, Maryland.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PBR 434, p. 0447, MSA_CE63_392. Date available 07/31/2006. Printed 09/13/2022.

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 six 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 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.

Subject to the existing encumbrance in the principal sum of \$5250.00, all of which the party of the second part hereby assumes and agrees to pay as part of the consideration for these presents.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness their hands and seals the day and year hereinbefore written.

In presence of---
Fred W. Cromwell
as to both

450 Monroe Warren (Seal)
458 Robert B. Warren (Seal)

District of Columbia, to-wit:-

I, Fred W. Cromwell a Notary Public in and for the District aforesaid, Hereby Certify that on this 13th day of August 1927 Monroe Warren and R. B. Warren who are personally well known to me as the grantors in and the persons who executed the foregoing and annexed deed, dated August 13th, A. D., 1927, personally appeared before me in the said District and acknowledged the same to be their act and deed.

Given under my hand and seal this 13th day of August 1927.

Fred W. Cromwell
Notary Public, D. C.

Fred W. Cromwell
Notary Public
District of
Columbia