

At the request of Orville D. Coan and Clara L. Coan the following deed was recorded November 14th A.D. 1923 at 12:06 o'clock P.M. to wit:-

This deed made this twelfth day of November in the year of our Lord one thousand nine hundred and twenty three (1923) by and between The Armstrong Development Corporation, a corporation duly incorporated under the laws of the state of Maryland, parties of the first, part and Orville D. Coan and Clara L. Coan his wife, of 19 Michigan Ave., N.E. Washington D.C. parties of the second part;

Witnesseth that in consideration of the sum of ten dollars and divers other good and valuable considerations it thereunto moving, the said party of the first part do grant and convey unto Orville D. Coan and Clara L. Coan his wife, parties of the second part, their heirs and assigns in fee simple, all that lot, piece or parcel of ground situate lying and being in Montgomery County State of Maryland, being part of the same land which the said party of the first part obtained from James H. Cissel by deed dated the twenty third day of March 1923 recorded in the land records of Montgomery County in liber # 328 at folio 377 and being described as follows, to wit:-

Lot number six in block lettered "L" in a subdivision of lands in said Montgomery County which is known as and called "Seven Oaks" whis is laid down upon a plat of said subdivision which plat is duly recorded among the land records of said county in plat book No. 3 plat 265, to which plat reference is hereby made for a more full and complete description of the lands hereby conveyed.

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, providing;

A: That no building except a detached dwelling house shall be erected nor which shall cost less than five thousand dollars, other than an out building, unless the plans of same be approved in writing by John W. Thompson Co, Inc. or an orthorized committee of property owners of seven oaks Manor nor shall there be more than one such dwelling house on each parcel of land fifty feet in width by the depth of the lot as shown on the plat or map nor shall any portion of said dwelling, house or residence or part of said residence, except the steps thereof nearerethan thirty feet of the front property line of said promises or any outhouse garage or stable be within thirty feet of any street.

B: That no goods wares or merchandise of any kind shall be manufact ured sold or caused to be manufactured or sold on any portion of the land or premises hereby conveyed, nor can any portion of said land or premises be used for the carry- ing on or conducting of any trade or business whatsoever.

Mailed to
Grantee
19 Michigan
Ave. N.E.
Wash DC.
1-16-24

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

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

E: It is agreed that the vendor will keep up the streets and ways upon the property until January fifteenth, nineteen hundred and twenty four and on that date the property owners shall meet and if a majority of the said owners desire to form an association to enforce restrictions for the upkeep of park spaces, streets and ways maintained street lights and other improvements then an association will be formed for this purposes by a vote of a majority of the property owners.

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

Witness the hands and seal of the Armstrong Development Corporation

Test:

3 Armstrong Development Corporation

W. B. Jarvis, Sec.

By: Claude B. Mayo (Seal)

President

Armstrong Development
Corporation, Inc
Maryland, 1923

(Internal Revenue \$2.00)

District of Columbia, ss:-

I hereby certify that on this twelfth day of November 1923, before the subscriber, a Notary Public in and for the District of Columbia, personally appeared Claude B. Mayo President of the Armstrong Development Corporation and Walter B. Jarvis secretary of the Armstrong Development Corporation and did each acknowledge the a foregoing deed to be the act of the Armstrong Dev. Corp.

In testimony whereof I have affixed my official seal this twelfth day of November A.D. 1923.

Lee Brown

Notary Public D.C.

Lee Brown
Notary Public
District of
Columbia