

M. Lenore Flint
 Notary Public
 District of
 Columbia

 EXAMINED 110
 mailed to Lucille Trescott the following deed was recorded November
 grantee
 1209 K St NW 26th A.D. 1923 at 3:05 o'clock P.M. to wit:-
 Wash DC
 1-16-24

This deed made this nineteenth day of November in the year of our Lord one thousand nine hundred and twenty three by and between The Armstrong Development Corporation a Corporation duly incorporated under the laws of the state of Maryland party of the first part, and Lucille Trescott being her sole and separate estate of 1209 K. St. N. W. Washington D. C. party of the second part:

Witnesseth that in consideration of the sum of ten dollars and divers other good and valuable consideration it thereunto moving, the said party of the first part does grant and convey unto Lucille Trescott party of the second part, her heirs and assigns in fee simple, all those pieces or parcels of ground situate lying and being in Montgomery County State of Maryland, being a part of the same land which the said party of the first part obtained from James H. Cissel by deed dated the 23rd day of March 1923, recorded in the land records of said Montgomery County in liber 328 at folio 377. and being described as follows, to wit:

Known and distinguished as and being lots numbered one (1) two (2) three (3) four (4) and five (5) in block lettered "I" (eye) in a subdivision of land in said County which is known as and called "Seven Oaks" which 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 No. 255 to which plat reference is hereby made for a more full and complete description of the lands hereby conveyed, subject however to the following covenants and conditions as follows

(a) That no building except a detached dwelling house shall be erected nor which shall cost less than five thousand dollars (\$5000.00) other than an outbuilding unless the plans for same be approved in writing by John W. Thompson & Co, Inc., nor shall there be more than one such dwelling house on each parcel of land (50) feet in width by the depth of the lot as shown on the plat or the map, nor shall any portion of said dwelling house ~~on each parcel of land (50) feet in width by the depth of the lot as shown on the plat or the map, nor shall any portion of said dwelling house~~ or residence or part of said residence, except the steps thereof, be nearer than thirty (30) feet of the front property line of said premises or any outhouse, garage or stable be within thirty (30) feet of any street.

(b) That no goods wares or merchandise of any kind shall be manufactured sold or caused to be manufactured or sold on any portion of land or premises hereby conveyed nor can any portion of said land or premises be used for the carrying on or conducting of any trade or business whatever.

(c) For the purpose of sanitation and health, neither the purchaser nor her 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) That the purchaser is to have free access to stream or creek designated on the plat hereto to annexed as "Silgo Branch" adjacent to the herein before described property and that the purchaser for the purpose of builtifying the hereinbefore described property, is to be granted and is hereby granted the privileges and right for all time, insofar as it does not conflict with the rights of other property owners and or the state of Maryland to construct a bridge across the afore said stream or creek, and also the privileges and right in having a lily pond in or adjacent to the aforesaid stream or creek and property hereinbefore described and the further privilege and right in planting small fancy bushes trees shrubbery and flowers along the aforesaid stream or creek and on the ground and premises designated as a parkway on the plat hereto annexed.

(E) These covenants to run with the land and be constructed as covenants running with the land until the first day of January nineteen hundred and fifty (1950) when they shall cease and terminate.

(F) That the vendor agrees that all streets roads or roadways adjoining the hereinbefore described parcels of land and property and designated and known as the Baltimore Road, Brookside Drive and Hill Road as shown and indicated on the plat hereto annexed and which plat is made a part of this contract are to be cut, laid and constructed by the vendor with at least (8) inches of cinders or with at least (6) inches of bluestone, or other materials generally used in the construction of streets roads or roadways and to be constructed and completed in a satisfactory and servicable manner and that as soon as the aforesaid streets roads or roadways herein are so constructed and completed, the vendor's liability ceases, but in no case will the vendor have more than (1) one year from the date of the acceptance of this contract to so construct and complete the aforesaid streets, roads or roadways and that on the date of said completion of said streets roads or roadways, by the vendor the vendee herein and other property owners of seven oaks can meet at their option to form an association to enforce restrictions; for the upkeep of the park spaces streets roadways or roads maintain street lights and other improvements.

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.

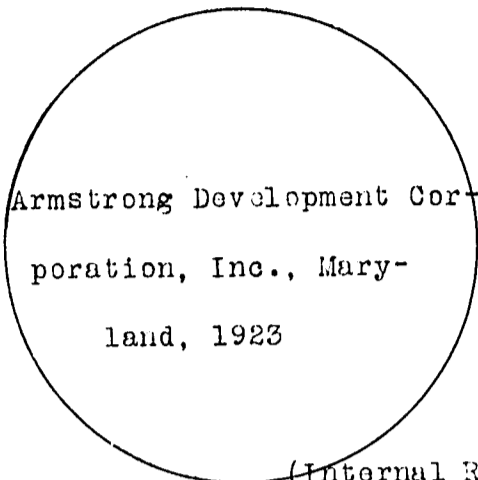
To have and to hold the all those pieces or parcels of ground and premises above described or mentioned and hereby intended to be conveyed, together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said party of thesecond part.

And the said party of the first part covenants that it will warrant specially and generally the property hereby conveyed; that it ^{is} seized of the land hereby conveyed; that it has a right to convey said land; that the said party of the second part shall quietly enjoy said land; that she has done noact

to encumber said land; and that it will execute such further assurances of said land as maybe requisite.

Witness the hand and seal of the Armstrong Development Corporation by its President and attested by its secretary, its corporate seal attached hereto.

3 Armstrong Development Corporation
C. B. Mayo (Seal)
President
W. B. Jarvis (Seal)
Secretary



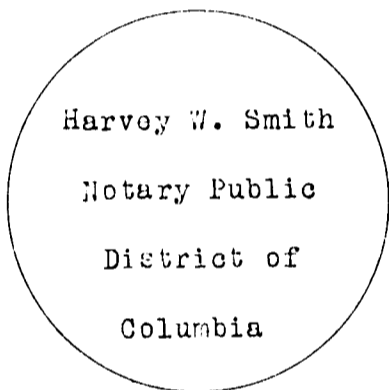
(Internal Revenue \$8.50)

District of Columbia, ss:-

I hereby certify that on this nineteenth day of November 1923 before the subscriber a Notary Public in and for the District of Columbia personally appeared C.B. Mayo and W.B. Jarvis and wife, and did each acknowledge the foregoing deed to be their act.

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

Harvey W. Smith
Notary Public



EXAMINED AT the request of Arthur F. Steinberg the following deed was recorded November 26th A.D. 1923 at 3:06 o'clock P.m. to wit:-

1-16-29 This deed made this 25th day of October in the year of our Lord one thousand nine hundred and twenty three by and between Allen L. Hawse and Edna Pock Hawse his wife, of Richmond, Virginia, parties of the first part, and Arthur F. Steinberg, of Washington D.C. party of the second part:

Witnesseth that on consideration of tendollars the said parties of the first part do grant and convey unto Arthur F. Steinberg party of the second part, his heirs and assigns in fee simple, all those pieces or parcel of of ground situate lying and being in Montgomery County State of Maryland, being parts of the same land which the said parties of the first part obtained from J. Walter Long and Bert T. Amos, trustees by deed dated the 20th day of October 1923 recorded in the land records of Montgomery County, Maryland in liber P.B.R. 218 at folio 200 and being described as follows, to wit:

Lots No. 1 to 11 Both inclusive in block No. 1 in a subdivision called "Hillmead" as per plat recorded in plat book no. 3 plat 234 one of the land record for said Montgomery County.