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Examined
and mailed
to Geo. H. Lamer
Stendall Bldg
Wash D.C.
Nov. 12/04

At the request of Randolph J. Eckloff the following Deed was recorded November 10th A.D. 1904 at 8.30 o'clock A.M., to wit.

This Deed, made this eighth day of September in the year of our Lord one thousand nine hundred and four by and between R. Holt Easley and Louisa E. Easley, his wife, of the County of Halifax in the State of Virginia, parties of the first part, and Randolph J. Eckloff of the City of Washington in the District of Columbia, party of the second part:

Witnesseth, That in consideration of Twelve Hundred Dollars, (\$1200.00), the said parties of the first part do hereby grant and convey unto Randolph J. Eckloff, party of the second part, his heirs and assigns, in fee simple, all those pieces or parcels of ground situate, lying and being in the County of Montgomery in the State of Maryland, being a part of the same land which the said R. Holt Easley of the first part obtained from Julia M. Thayer, et al, by deed dated July 21, 1902 and from N. C. Thayer, et al, by deed dated June 27, 1903, which said deeds are respectively recorded among the Land Records of said Montgomery County, Maryland in Liber T.D. No. 22 at folios 468 et seq and Liber T.D. No. 27 at folios 7, et seq and being described as follows, to wit:

Lots numbered seven (7), eight (8) and nine (9) in Section or Block "C" in R. Holt Easley's Silver Spring Subdivision according to the plat thereof recorded January 23, 1904 on Plat No. 54 in Plat Book No. 1 of the Land Records of said Montgomery County, Maryland; said Subdivision lying on the Brookeville and Washington Turnpike and the Sligo Road near Silver Spring Station in said Montgomery County, Maryland, together with all of the rights and appurtenances thereto belonging or appertaining.

To Have and To Hold the above granted property unto the said Randolph J. Eckloff, his heirs and assigns forever in fee simple, and the said R. Holt Easley hereby covenants that he will warrant specially the property hereby conveyed and will execute such further assurances of title to the said land as may be requisite.

It is hereby further agreed between the grantor, R. Holt Easley, his heirs and assigns, and the grantee, his heirs and assigns, evidenced by the acceptance and entry of the grantee hereunder and, further, by his signature hereto, as covenants running with the land, in consideration of this grant and of the great benefit to the property hereby conveyed in having general and uniform arrangements for mutual benefit and for sanitary purposes and in the interest of public health:

1. That the grantor, R. Holt Easley, shall have and retain, to him, his heirs and assigns the right and privilege, concurrently with such other public and private rights as may also exist in that respect, to lay water pipes or water mains, or gas pipes and sewers and drains and electric light, telegraph and telephone lines, upon through or under any and all streets and alleys indicated in the said subdivision, including the frontage or increased width indicated on the Brookeville and Washington Turnpike.

2. And, ^{that} the grantee, his heirs and assigns, shall not construct any cesspool on the premises hereby conveyed or make such disposition of sewage, impure water or garbage on his premises as may tend to corrupt any well thereon or the well or water supply of any lot or lots adjacent thereto.

3. And further, the grantee, his heirs or assigns shall connect the premises hereby conveyed or such improvements as may be at any time thereon with such lines of sewers or

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) JLB 180, 0125 MS3 CE3_133 Date available 10/17/2005. Printed 09/12/2022.

drains as may be constructed on said streets or alleys immediately adjacent there-
to and dispose of all sewage and impure water thereby, as soon as the same may be
constructed by the grantor, R.Holt Easley, or his assigns or by a municipality or
other authority or agency; provided, as to this last covenant, that the prices to
be charged for the use of said sewers shall be reasonable and moderate and not to
exceed those charged in Takoma Park or other similar towns.

4. And the grantee, for himself, his heirs and assigns, covenants and
agrees as aforesaid that when a building is erected upon any said lot or lots, it
shall not be within twenty-five (25) feet of the Street or Road upon which said
lot fronts, as shown on the plat of said subdivision, nor shall it cost less than
Fifteen Hundred Dollars (\$1500.00), provided, however, that any building to be
used as a stable or out-building in connection with a main building on said lot
may cost less than that sum.

5. And, whereas the death rate of persons of African descent is much great-
er than the death rate of the white races and affects injuriously the health of
town or village communities, and as the permanent location of persons of African
descent in such places as owners or tenants, constitutes an irreparable injury to
the value and usefulness of real estate, in the interest of the public health and
to prevent irreparable injury to the grantor, his heirs and assigns, and the own-
ers of adjacent real estate, the grantee, his heirs and assigns hereby covenants
and agree with the grantor, R.Holt Easley, his heirs and assigns, that they will
not sell, convey or rent the premises hereby conveyed, the whole or any part of
any dwelling or structure thereon, to any person of African descent.

Witness our hands and seals the day and year first abovescribed.

Test: ✓ 118 R.Holt Easley (seal)
✓ 115 Robt.E.P.Kreiter. Louisa E.Easley (seal)
Randolph J.Eckloff (seal)

City of Washington, District of Columbia, ss:-

I Hereby Certify that on this eighth day of September, 1904, before the sub-
scriber, a Notary Public in and for the District aforesaid, personally appeared
R.Holt Easley and Louisa E.Easley, his wife, and did each acknowledge the aforego-
ing deed to be their act.

In Testimony Whereof, I have affixed my official seal this eighth day of
September, A.D. 1904.

Robert E.P.Kreiter
Notary Public
District of
Columbia.

Robt.E.P.Kreiter
Notary Public, D.C.

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