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EXAMINED

mailed to:-  
Louis A. Dent, Jr.  
6600 Ga. Ave.  
Silver Spring, Md.  
9-28-34

At the request of Louis A. Dent, Jr., and Marguerite O. Dent,  
the following Deed was recorded July 24th, A.D. 1934, at 1:26  
o'clock P.M. to wit:-

DEED

This Deed, made this 23rd day of July, in the year nineteen hundred and thirty-four, by the North Washington Realty Company, a corporation duly incorporated under the Laws of the State of Delaware;

Witnesseth, that for and in consideration of the sum of Ten dollars and divers other good and valuable considerations, them thereunto moving, the said North Washington Realty Company, does grant, release and convey unto Louis A. Dent, Jr., and Marguerite O. Dent, his wife, all that certain lot, piece or parcel of land situate, lying and being in Montgomery County, in the State of Maryland, known as and being Lot No. 39 in Block lettered "E", located in a subdivision of land in said County as and called Sligo Park Hills, Section One, as laid down and described upon a Plat of said subdivision which is duly recorded among the Land Records of said County in Plat Book No. 4, Plat No. 377, to which plat reference is hereby made for a more full and particular description of the land and premises hereby conveyed.

In consideration of the execution of this deed, the grantee for their heirs or assigns, covenant and agree (such covenants and conditions to run with the land):

1. That the building lines of this subdivision as shown on the plat recorded in the Land Records of Montgomery County, are binding upon the lots herein conveyed.

2. That for purposes of sanitation and health, this property can not be sold, transferred, or rented to a member of a race whose death rate is greater than that of the white race, or to a member of the Negro race.

3. That neither the grantee, his heirs or assigns shall or will erect or permit to be erected more than one single family dwelling and the necessary garage therefor, on any lot in said Subdivision.

4. That the North Washington Realty Company specifically reserves the right to approve or disapprove the exterior design of the dwelling and garage, as well as the locations therefor, to be built on any lot in this Subdivision, and the grantees and/or their heirs or assigns, specifically agree that they, will not start construction or the foundation of a dwelling or garage on the lots conveyed herein without the written approval of the North Washington Realty Company, of the exterior design of such improvements and the location therefor on the lot conveyed herein. This covenant is to be in force until January 1, 1948, provided only that the North Washington Realty Company, its successors or assigns, is still transacting a general real estate business in the general Silver Spring area.

5. That said dwelling shall contain not less than 18,000 cubic feet and to cost not less than \$5,400 to construct, except in so far as the provisions of this restriction may be waived in writing by the President or Treasurer of the North Washington Realty Company.

6. That neither the grantee, his heirs or assigns, shall or will manufacture, or sell, or cause or permit to be manufactured or sold on any portion of the

premises hereby conveyed, any goods, wares or merchandise of any kind, and will not carry on, nor permit to be carried on on any part of said premises any trade or business whatsoever.

7. That a violation of the aforesaid covenants or agreement may be enjoined and the same enforced at the suit of the grantor, its successors or assigns (assigns including any person or persons deriving title mediately or immediately from said grantor), to any lot or square, or part of any lot or square in the subdivision of which these lots form a part.

Together with all and singular the buildings and improvements thereon and all the rights, roads, ways, waters, privileges, advantages and appurtenances to the same belonging or in anywise thereunto appertaining.

And the said North Washington Realty Company covenants to warrant specially the land and premises hereby conveyed, and to execute any and all such further or other assurances as may be requisite or necessary the better to convey the same as aforesaid.

Witness the signature of the North Washington Realty Company, by E. Brooke Lee, its President, its corporate seal hereto attached and the same attested by its Secretary.

|         |                         |                                 |
|---------|-------------------------|---------------------------------|
| Attest: |                         | North Washington Realty Company |
|         | John B. Sterling        | By E. Brooke Lee                |
|         | Secretary               | President                       |
|         | North Washington Realty |                                 |
|         | Co. Incorporated 1923   |                                 |
|         | Delaware Seal           |                                 |

(Internal Revenue \$.50)

State of Maryland, County of Montgomery, to wit:

I hereby certify that on this 23rd day of July, in the year 1934, before me, the subscriber, a Notary Public of the State of Maryland, in and for Montgomery County, personally appeared E. Brooke Lee, President, of the North Washington Realty Company, and acknowledged the foregoing and annexed deed to be the act and deed of said North Washington Realty Company.

Given under my hand and seal this 23rd day of July, A.D. 1934.

Walter L. Funderburk  
 Notary Public,  
 Montgomery  
 County, Md.

EXAMINED

*mailed to:-  
Albert M. Bonic  
Rockville, Md.  
9-20-34*

At the request of Robert L. Dick and Ada N. Dick, the following Deed was recorded July 24th, A.D. 1934, at 1:31 o'clock P.M. to wit: This Deed made this 27th day of June, in the year 1934, by and between John G. Reading and Louise B. Reading, his wife, parties of the first part, Eleanor M. Rea, mortgagee, party of the second part, and Robert L. Dick and Ada N. Dick, his wife, as

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) CKW 574, p. 0023, MSA\_CE63\_532. Date available 12/01/2005. Printed 09/13/2022.