

Alfred H. Marsh
 Notary Public
 District of
 Columbia.

Notary Public

My Commission expires Dec. 3, 1924.

#####

EXAMINED

mailed to

Grantee

To U.S. National

Museum

Wash. D.C.

4-6-23.

34
 At the request of James E. Benedict Sr. the following Deed was recorded
 February 3rd, A.D. 1923 at 12.30 o'clock P.M. to wit;

DEED.

THIS DEED, Made this first day of February, in the year one thousand nine
 hundred and twenty three, by and between Woodside Development Corporation, a cor-
 poration organized and existing under the laws of the State of Virginia, party of
 the first part, and James E. Benedict, Sr. of Silver Spring, Maryland party of the
 second part.

Witnesseth, that in consideration of Ten Dollars the said party of the
 first part does grant and convey unto the said James E. Benedict, Sr. party of the
 second part, his heirs and assigns, in fee simple, all that piece or parcel of
 ground, situate, lying and being in Montgomery County, State of Maryland, and
 being described as follows; to wit:

Lot Eleven (11) in Block O, as shown and designated on Map or Plat of
 "Woodside Park," made by James H. Starkey, Civil Engineer, and duly recorded
 January 30, 1923, in Plat Book No. 3, Plat No. 244, one of the Land Records of
 said Montgomery County, to which Plat reference is here made.

Together with 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
 mentioned, and hereby conveyed, together with the rights, privileges, appurten-
 ances and advantages thereto belonging, or appertaining unto, and to the only
 use, benefit and behoof forever of the said party of the second part, his
 heirs and assigns.

And the said party of the second part, for his heirs and assigns,
 does hereby covenant and agree to and with the said party of the first part,
 its successors and assigns, as a part of the consideration for this deed, as
 follows:

A: That neither the said party of the second part, nor his heirs or
 assigns, shall or will erect or permit upon any portion of said premises any
 building except a detached dwelling house for one family only nor of less cost
 than Six Thousand Dollars (\$6,000.00) unless plans be approved in writing by
 said party of the first part.

B. That neither the said party of the second part, nor his heirs or
 assigns, shall or will erect or permit more than one such dwelling house on
 each parcel of land fifty feet in width by the depth of plot shown on map.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PBR 328, p. 0028, MS7A_CE563_286. Date available 01/31/2011. Printed 09/13/2022.

C. That neither the said party of the second part, nor 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.

D. That neither the said party of the second part, nor his heirs or assigns, shall or will permit upon any portion of the said premises any residence or part of residence within forty feet of the front property line, except the steps thereof, and will not erect or permit on said premises, any outhouses, garage or stable within forty feet of Highland Drive Street.

E. For the purpose of sanitation and health, neither the said party of the second part, nor his heirs or assigns, shall or will sell or lease the said land to any one of a race whose death rate is at a higher percentage than the white race.

F. 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.

G. It is agreed that the vendor will keep up the Streets and Ways upon the property until January 15th 1924, 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 the park spaces, streets and ways, maintain street lights and other improvements, then an association may be formed for this purpose by a vote of a majority of the property owners.

And the said party of the first part covenants that it will warrant specially 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 it has done no act to encumber said land; and that it will execute such further assurances of said land as may be requisite.

In Testimony Whereof, the said party of the first part has caused its corporate name to be subscribed hereunto and its corporate seal to be hereunto affixed on the day and year first hereinbefore written.

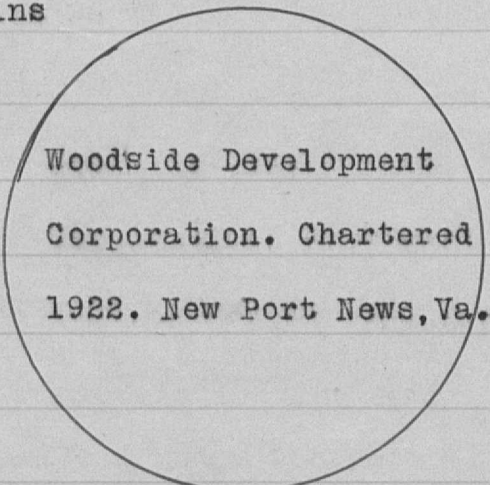
Witness:

M.P. Hopkins

418 Woodside Development Corporation,

By Chas. W. Hopkins

President.



Attest:

M.K. Armstrong, Secretary.

(Internal Revenue \$3.00)

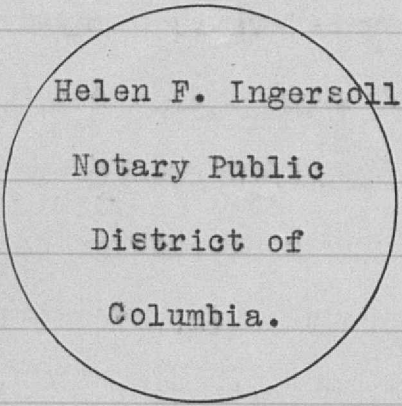
District of Columbia,

I hereby certify that on this first day of February 1923, before the subscriber, a Notary Public in and for the District of Columbia personally appeared Chas. W. Hopkins, President of the Woodside Development Corporation, a corporation, and did acknowledge the

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PBR 328, p. 0049, MSA_CE63_286, Date available 01/31/2011, Printed 09/13/2022.

foregoing deed to be the act and deed of the said corporation.

In Testimony Whereof I have set my hand and affixed my official seal hereunto this first day of February 1923.



Helen F. Ingersoll
Notary Public, D.C.

#####

EXAMINED

Mailed to
Marion Duckett
& Son,
Evans Bldg.
Wash D.C.
4-6-23

At the request of Sixteenth Street Highlands of Maryland, Incorporated ³⁷²
the following Deed was recorded February 5th, A.D. 1923 at 9.21 o'clock
A.M. to wit:-

This Deed made this 26th day of January, in the year nineteen hundred and
twenty three by and between the Foreston Manor Club, Incorporated, a corporation
incorporated under the laws of the District of Columbia, party of the first part,
and the Sixteenth Street Highlands of Maryland, Incorporated, a corporation
incorporated under the Laws of the State of Delaware, party of the second part.

Witnesseth, that in consideration of the sum of Ten Dollars the party
of the first part does grant and convey unto the party of the second part, in
fee simple, all that certain piece or parcel of land situated in Montgomery
County, State of Maryland and containing 421.15 acres of land more or less,
including roads, being the same land conveyed by Fred S. Hardesty and wife to the
party of the first part by Deed, dated twenty ninth day of September 1921, and
recorded in Liber 310 at folio 147, one of the land records of said Montgomery
County, and which land is more particularly described by courses and distances in
a certain Deed from George H. Earl and wife to Louise Jefferies, dated on the
twentieth day of June, 1916 and recorded in Liber 258 at folio 250, one of the
Land Records of said County, reference being hereby specially made to both of said
Deeds for a particular description of the property hereby conveyed; together with
the rights, ways, easements, privileges, improvements and appurtenances to the
same belonging or in anywise appertaining.

And also all of those certain chattels real and personal situated upon
said property which were conveyed by the said Fred S. Hardesty to the party of
the first part by a conveyance of the same duly recorded among the land records of
said County.

And the party of the first part covenants that it will warrant specially
the property hereby conveyed and will execute such other and further assurances
as may be necessary or requisite in law.

And the party of the first part does hereby designate and appoint William
E. Richardson, its President, as its Attorney for and in its name to appear
before any officer authorized to take acknowledgments of deeds in Maryland, and
acknowledge this Deed to be the act and deed of the party of the first part.