

*Del. to C.*

*Francis Owens*

*12-21-23*

At the request of Goldie E. Nourse the following Deed was recorded  
October 12th A.D. 1923 at 10:30 o'clock A.M. to wit:-

DEED

This deed made this 20th day of August in the year one thousand  
nine hundred and twenty three by and between Woodside Development Corporation a corporation  
organized and existing under the laws of the state of Virginia, party of the first,  
part and Mrs. Goldie E. Nourse Woodside Park, Montgomery County, 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 Goldie E. Nourse party  
of the second part her 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 one in block L 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 described and hereby conveyed together with the rights privileges  
appurtenances and advantages thereto belonging or appertaining unto, and to the  
only use, benefit and behoof forever of the said party of the second part, her  
heirs and assigns.

And the said party of the second part, for her 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 her 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 her 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

C: That neither the said party of the second part nor her 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 her 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 Woodside Park.

E: For the purpose of sanitation and health neither the said party of the second part nor her 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 per centage 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.

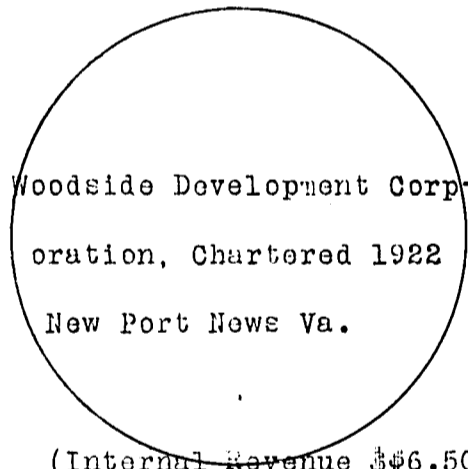
43 Woodside Development Corporation

Witness: N. Spence

By: Chas. W. Hopkins

Attest: M. K. Armstrong  
Secretary

President



District of Columbia

I hereby certify that on this 4th day of October 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 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 4th day of October 1923.

Nena Hodges Spence  
Notary Public

