

Hereby Certify that on this 20th day of December, 1935, Daniel J. Hughes and wife Idella K. Hughes, who are personally well known to me as the grantors in, and the persons who executed the foregoing and annexed deed, dated December, 20, A. D., 1935, personally appeared before me in the said District and acknowledged the said deed to be their act and deed.

Given under my hand and seal this 20th day of December, 1935.

Mary G. Connell

Mary G. Connell

Notary Public, D. C.

Notary Public

District of

Columbia

EXAMINED

MAILED TO  
SUBURBAN TITLE AND  
INVESTMENT CORPORATION  
925-15th ST. N. W.  
WASHINGTON, D. C.  
2-14-36

At the request of Leason H. Adams and Jeannette B. Adams, the following Deed was recorded December 26th, A. D., 1935, at 2:01 o'clock, P. M., to wit:-

This Deed, Made this twenty-first day of December, in the year one thousand nine hundred and Thirty-five, by and between Bradley Boulevard Development Corporation (a Maryland Corporation), party of the first part, and Leason H. Adams and Jeannette B. Adams, his wife, parties of the second part:

Witnesseth, that for and in consideration of the sum of Ten (10) Dollars, receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said parties of the second part, as Tenants by the Entirety, in fee simple, the following described land and premises, situate in the County of Montgomery, State of Maryland, and known and distinguished as

Lot numbered One (1) in Block lettered "B", in a subdivision of the Lucas Tract, Bradley Hills, called "Bradley Hills Grove", as per plat recorded in Plat Book No. 8, plat 634, one of the Land Records for said Montgomery County.

Subject to the following covenants:

1. All buildings erected upon said premises shall be built and used for residence purposes exclusively, except stables, carriage-houses, garages, sheds or outbuildings for use in connection with such residences, and said property shall not be used for business, manufacturing or mercantile purposes.

2. No structure of any description shall be erected within 100 feet of the main boulevard or within 50 feet of any side street, and no stable, carriage-house, garage, shed or outbuilding shall be erected except in the rear of said premises.

3. Any house erected on said premises shall be designed for the occupancy of a single family, and such dwelling shall have sewerage connections where sewers are available; otherwise, all sewage or waste shall empty into a water-tight septic tank drained in such manner as not to pollute the underground or surface waters of adjacent lot owners.

4. No house shall be erected on said premises at a cost of less than \$5000.00.

5. The above-described premises shall not be subdivided into lots

having an area of less than one-half acre, and only one dwelling house shall be erected on a single lot.

6. The above-described property shall never be sold, leased or conveyed to, or occupied by, any person of the negro race.

All of the above covenants run with the land and are to remain in effect for a period of twenty (20) years from January 1, 1935, except said last mentioned covenant, which is to be perpetual.

Together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in, to, or out of the said land and premises.

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

In Testimony Whereof, the said Bradley Boulevard Development Corporation, hath on the 21st day of December, A. D., 1935, caused these presents to be signed by J. Barrett Carter, its President, attested by Florence Foust, its Secretary and its corporate seal to be hereunto affixed; and doth hereby appoint J. Barrett Carter its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

Attest:

Florence Foust

Secretary

Bradley Boulevard Development Corporation

By J. Barrett Carter

President

Signed, sealed and delivered

Bradley Boulevard De-

in the presence of--

velopment Corporation

Augusta C. Wahly

Maryland 1934

(Internal Revenue \$3.50)

District of Columbia, to wit:

I, Mabel L. Clopton, a Notary Public in and for the District of Columbia, do hereby certify that on this 21st day of December, 1935, J. Barrett Carter, who is personally well known to me as the person named as attorney in fact in the foregoing Deed, bearing date on the 21st day of December, A. D., 1935, and hereto annexed, personally appeared before me in said District and as attorney in fact as aforesaid, and by virtue of the authority vested in him by said Deed, acknowledged the same to be the act and deed of Bradley Boulevard Development Corporation, the grantor therein.

Given under my hand and seal this 21st day of December, A. D., 1935.

Mabel L. Clopton

Mabel L. Clopton

Notary Public, D. C.

Notary Public

District of

Columbia