

24/36
EXAMINED

Mailed to
District Title Insurance Co.
Lawyers Title Insurance Co.
Washington Title Insurance Co.
1413 Eye Street, N. W.
Washington, D. C.
9-7-37.

At the request of Sydney H. Karr and Ruth W. Karr the following
Deed was recorded June 28th A. D. 1937 at 11:57 o'clock A. M.,
to wit:

This Deed made this 23rd day of June in the year of our Lord one
thousand nine hundred and thirty-seven by and between Charles F. McGuire, unmarried, of the
District of Columbia, party of the first part, and Sydney H. Karr and Ruth W. Karr, his wife,
parties of the second part:

Witnesseth, that in consideration of Ten and 00/100 (\$10.00) the
said party of the first part does grant and convey unto Sydney H. Karr and Ruth W. Karr,
as tenants by the entirety, parties of the second part, their heirs and assigns, in fee
simple, all those pieces or parcels of ground situate, lying and being in Montgomery County
State of Maryland, being the same land which the said party of the first part obtained from
..... by deed dated theday of.....19....., recorded in the Land Records of.
..... in Liber at folio..... and being described as follows, to wit:

Lot numbered Fourteen (14) in the resubdivision of Lots numbered
Eight (8) to Eleven (11) inclusive in Block numbered Seventeen (17) in the subdivision
known as "Edgemoor", as per plat of said resubdivision recorded in Plat Book 11, Folio 788
one of the Land Records of Montgomery County, Maryland; subject to the covenants that:

1. That no place of business shall be erected nor maintained on
said premises, the same to be occupied and used for residence purposes only.

2. That no house costing less than \$7500.00 shall be erected on
said premises, nor on any parcel thereof of less than 60 feet front.

3. That no structure of any description shall be erected within
20 feet of the line of Fairfax Road, nor any out building unless on the rear of said
premises.

4. That any house erected upon said premises shall be designed
for occupancy of a single family.

5. That no part of any house or of any structure appurtenant
thereto shall be erected or maintained within 5 feet of side line of said premises, nor
within 10 feet of the nearest adjacent house.

6. That the whole or any part of the premises herein described
shall not be sold, rented or conveyed to any person of African descent.

7. That these covenants shall be held to run with and bind the
land and all owners and occupancy thereto until January 1, 1940 , except covenant No. 6,
which shall be permanent, provided however, that any covenants, except No. 6, may at any
time and in any manner be changed by mutual written consent of Security Land Co., (a
Maryland Corporation) its successor or assigns, and the owners or owner for the time
being of the land herein described, or any part thereof.

Subject to deed of trust of record of \$7,000, which the parties
of second part hereby assume and agree to pay.

Subject to Right of Way over the West 4 feet front by 81 feet,
6 inches depth of said lot for driveway purposes for the benefit of Lot numbered Fifteen
(15) in said subdivision and together with the Right of Way over the East 4 feet front
by 81 feet, 6 inches depth of said Lot numbered Fifteen (15) in said subdivision for
driveway purposes.

Together with the building and improvements thereupon, erected,
made, or being; and all and every, the rights, alleys, ways, waters, privileges, apper-
tenances, and advantages, to the same belonging or in anywise appertaining.

To have and to hold the said pieces or parcels of ground and pre-

mises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said parties of the second part.

And the said party of the first part covenants that he will warrant specially the property hereby conveyed; that he is seized of the land hereby conveyed; that he has a right to convey said land; that the said parties of the second part shall quietly enjoy said land; that he has done no act to encumber said land; except the first deed of trust of record aforesaid and that he will execute such further assurances of said land as may be requisite.

Witness his hand and seal.

Test:

Francis A. Murray

Charles F. McGuire (Seal)

(Internal Revenue \$5.50)

(State Tax \$12.50)

District of Columbia, ss:

I hereby certify that on this 23rd day of June 1937, before the subscriber, a Notary Public for the District of Columbia, personally appeared Charles F. McGuire unmarried, and did acknowledge the foregoing deed to be his act.

In testimony whereof I have affixed my official seal this 23rd day of June A. D. 1937.

Francis A. Murray

Francis A. Murray

Notary Public, D.C.

Notary Public

District of

Columbia

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At the request of F. A. Murray and F. H. Harrison, Trustees, the following Deed of Trust was recorded June 28th A. D. 1937 at 11:58 o'clock A. M., to wit:

This Deed made this 23rd day of June A. D. 1937, by and between Sydney H. Karr and Ruth W. Karr, his wife, of the District of Columbia, parties of the first part, and F. A. Murray and F. H. Harrison, also of said District, as Trustees, parties of the second part:

Whereas, Sydney H. Karr and Ruth W. Karr are justly indebted unto Charles F. McGuire in the full sum of Two thousand Seven Hundred and fifty and 00/100 dollars being deferred purchase money for the hereinafter described land and premises, for which amount they have executed their one certain joint and several promissory note bearing even date with these presents, payable to the order of the said Charles F. McGuire, with interest from the date hereof until paid at the rate of six (6%) per centum per annum; said principal and interest being payable in monthly installments of thirty-nine dollars and sixty-two cents (\$39.62) each (with the privilege of making larger payments in any amount), on or before the 23rd day of each and every month after date, commencing July 23rd 1937 until paid; each instalment when so paid to be applied, first, to the payment of the interest on the amount of principal remaining unpaid, and the balance thereof credited to the principal. Should default be made in the payment of any one of the aforesaid instalments when and as the same shall become due and payable, then and in that event the unpaid balance of the aforesaid principal shall at the option of the holder hereof at once become due and payable.

The above described note has been identified by the Notary Public taking the acknowledgment of these presents, as is evidenced by his signature thereon.

vide Release letter 939701072