

District of Columbia, ss:

I Hereby Certify that on this 15th day of June, A. D. 1934, Monroe Warren, Attorney in Fact named in the foregoing deed to acknowledge the same, personally appeared before me in said District and by virtue of the power in him vested by said deed, acknowledged the same to be the act and deed of said Meadowbrook, Inc.

Witness my hand and official seal this 15th day of June, 1934.

Mary G. Connell

Notary Public, D. C.

Mary G. Connell

Notary Public

District of

Columbia

EXHIBIT

TO  
ID LAND  
COMPANY  
1413 REET, N. W.  
WON, D. C.

84.

At the request of William I. Street the following Deed was recorded

June 21st, A. D. 1934 at 2:20 o'clock P. M., to wit:

This Deed Made this 14th day of June in the year of our Lord one thousand nine hundred and thirty four by and between Marshall E. Briscoe, unmarried, of the District of Columbia, party of the first part and William I. Streett, of the District of Columbia, unmarried, party of the second part; Witnesseth-

That for and in consideration of the sum of ten dollars lawful money of the United States, and other good and valuable consideration the party of the first part, does grant and convey unto the party of the second part, his heirs and assigns, in fee simple, all the right, title and interest of the party of the first part in and to the real estate situate and lying and being in Montgomery County, State of Maryland, and known as Lot 6, in Block 1, in H. M. Martin's fourth addition to Chevy Chase recorded in the Land records of the said Montgomery County, in Liber 190 at folio 335, Plat number 87 in book number 1, -

Together with the buildings and improvements thereupon, erected, made, or being, and 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 described, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use, benefit and behoof forever of the said William I. Streett, his heirs and assigns.

In consideration of the execution of this deed the said party of the second part, for himself, his heirs and assigns, hereby covenants and agree with the party of the first part, his heirs and assigns, (such covenants and agreements to run with the land and to be for the mutual benefit of all portions of the section of the subdivision of which the land hereby conveyed forms a part,) as follows:

1. All houses upon the premises hereby conveyed shall be built and used for residence purposes, except stables, carriage houses or sheds which may be necessary for use in connection with such residence, and no trade, business manufacturers, or

sales or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no stable, carriage house or shed shall be erected within 25 feet of the front line of said premises or within 50 feet of any dwelling house. In case of corner lots any line bordering upon any street, avenue or parkway maybe considered a front line.

3. That no house shall be erected fronting on any lot in said subdivision at a cost less than seventeen hundred and fifty dollars (\$1,750.). That no house shall be erected within 30 feet of the front line of any lot in said subdivision.

4. That no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side line of the lot on which it is to stand nor within ten (10) feet of the nearest adjacent house, except that houses in pairs may be erected on one lot the outer walls of such double houses to be not less than five (5) feet from the side lines.

5. That the property hereby conveyed, either before or after the improvements are made, cannot be sold, rented or leased, or otherwise placed in the possession of a colored man or anyone of the African race.

6. That a violation of any of these covenants and agreements maybe enjoined and the same enforced at a suit of Harry M. Martin, his heirs and assigns, (assigns including any person deriving title mediately or immediately to any lots, part of a lot of said section from Harry M. Martin).

And the said party of the first part covenants that he will warrant specially and generally the property hereby conveyed; that he has a right to make this conveyance; that the said party of the second part shall quietly enjoy said land; that he has done no act to encumber said land; and that he will execute such further assurances of said land as may be requisite.

Witness his hand and seal.

Witness:

Marshall E. Briscoe (Seal)

Therese M. Tangora

Witness:

L. R. Johnson

(Internal Revenue \$1.00)

District of Columbia, ss.

I Hereby Certify that on this 15th day of June 1934, before the subscriber, a Notary Public, in and for the said District personally appeared Marshall E. Briscoe, unmarried, and acknowledged the foregoing to be his act and deed.

In Testimony Whereof, I have hereunto affixed my official seal this 15th day of June 1934.

Therese M. Tangora

Therese M. Tangora

Notary Public, D. C.

Notary Public

My commission expires December 13, 1935

District of

Columbia

286  
EXAMINED

MAILED TO  
SUBURBAN TITLE AND  
INVESTMENT CORPORATION  
925-15th ST. N. W.  
WASHINGTON, D. C.  
8-6-34

At the request of Frank Romer and Mary Virginia Romer the  
following Deed was recorded June 21st, A. D. 1934 at 3:51  
o'clock P. M., to wit:

This Deed, Made this 18th day of June, in the year one thousand  
nine hundred and 34 by and between The Security Land Company (a Maryland Corporation,) party of the first part, and Frank Romer and Mary Virginia Romer, 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 State of Maryland, County of Montgomery, and known and distinguished as Lot numbered Two (2), in Block numbered Twenty-two A (22A), in the resubdivision of Blocks 22 and 23 in a subdivision known as "Edgemoor"; as per plat recorded in Plat Book No. 5, plat 487, one of the Land Records for said Montgomery County, Subject to reservation for sewer as shown on said plat.

Subject to the following covenants;

1. That no place of business shall be erected or maintained on the premises hereby conveyed, the said premises to be occupied and used for residence purposes only.
2. That no house costing less than six thousand dollars (\$6000.00) shall be erected on said premises, and that no residence shall be built upon any parcel of less than fifty feet front.
3. That no structure of any description shall be erected within twenty feet of the line of any street, and that no outbuilding shall be erected except on therear of the premises hereby conveyed.
4. That any house erected on the premises hereby conveyed shall be designed for the occupancy of a single family, and no apartment house shall be erected or maintained thereon.
5. That whereas the death rate of persons of African descent is much greater than the death rate of persons of the white race and affects injuriously the health of the town and village communities, and as the permanent locations of persons of African descent in such places as owners or tenants, constitutes an irreparable injury to the value and usefulness of real estate, in the interest of public health and to prevent irreparable injury to the grantor, or its successors and assigns, and the owners of adjacent real estate, the grantees, their heirs and assigns, hereby covenant and agree with the grantor, its successors and assigns, that they will not sell, convey or rent the premises conveyed, the whole or any part thereof, or any structures thereon, to any person of African descent. It is agreed for purpose of this contract that Negroes are persons of African descent.

Provided, however, that any of the said covenants, except Covenant No. 5, may at any time and in any manner be changed by and with the mutual written consent of The Security Land Company, its successors and assigns, and the owner or owners for the time being of the land hereby conveyed, or any part thereof.

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 The Security Land Company hath on the 18th day of June, A. D. 1934, caused these presents to be signed by Walter R. Tuckerman, its President, attested by George G. Ridgely, its Secretary and its corporate seal to be hereunto affixed; and doth hereby appoint George G. Ridgely, its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

Attest:

The Security Land Company

George G. Ridgely

By Walter R. Tuckerman

Signed, sealed and delivered

The Security Land

President.

in the presence of

Company Incorporated

Mary G. Connell

1920 Maryland

(Internal Revenue \$1.50)

District of Columbia, SS:

I Hereby Certify that on this 18th day of June, A. D. 1934, George G. Ridgely, Attorney in Fact named in the foregoing deed to acknowledge the same, personally appeared before me in said District and by virtue of the power in him vested by said deed, acknowledged the same to be the act and deed of said The Security Land Company.

Witness my hand and official seal this 18th day of June, A. D. 1934.

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.

8-6-34

At the request of Greenwich Forest, Inc. the following Deed was recorded June 21st, A. D. 1934 at 4:19 o'clock P. M., to wit:

This Deed Made this fifth day of June in the year one thousand nine hundred and thirty-four, by and between Eleanor S. Coleman and husband, Beverley M. Coleman, parties of the first part, and Greenwich Forest, Incorporated, a Maryland Corporation, party of the second part:

Witnesseth, That in consideration of Ten (\$10.00) Dollars, the parties of the first part do hereby grant unto the party of the second part, in fee simple, all that piece or parcel of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, situate in the County of Montgomery, State of Maryland, described as follows, to-wit: