

Walter L. Funderburk

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Notary Public

Notary Public

Montgomery County,

Md.

EXAMINED

mailed to: -
A. W. Graham170 Review & Herald Publishing Co.
Takoma Park, Md.
9/14/33

At the request of Lyman W. Graham and Bertie M. Graham the following

Deed was recorded July 28th A. D. 1933 at 9:10 o'clock A. M. to wit:-

This Deed, Made this 25th day of July, in the year nineteen hundred and thirty-three, by the North City Investment Company, a corporation organized under the laws of the State of Maryland;

Witnesseth, That for and in consideration of the sum of Ten Dollars and divers other good and valuable considerations them thereunto moving, the said North City Investment Company does grant and convey unto Lyman W. Graham and Bertie Mabel Graham, his wife, as joint tenants, all that certain piece or parcel of land, situate, lying and being in Montgomery County, in the State of Maryland, which is described as follows:

"Lots numbered Two (2) and Three (3), in Block lettered "F", in a subdivision of land in said County which is known as and called 'Section 4, Highland View of Sligo Park,' as laid down and described upon a plat of said subdivision which is duly recorded among the Land Records of said County in Plat Book No. 5, Plat No. 458."

Together with all and singular the improvements thereon, and all the rights, roads, waters, ways, easements, privileges and appurtenances to the same belonging or in anywise thereunto appertaining, subject, however, to the following covenants and restrictions to betaken as running with the land and which are hereby accepted by the grantees hereunder;

(1) The building lines of this subdivision as shown on the plat recorded in the Land Records of Montgomery County are binding on the lot or lots sold under this contract.

(2) For purposes of sanitation and health, this property can not be sold, transferred or rented to a member of a race whose death rate is greater than that of the white race or to a member of the Negro race.

(3) That neither the purchasers nor their heirs or assigns shall or will erect or permit to be erected more than one single family dwelling and the necessary garage therefor, on any lot in said subdivision.

(4) The North City Investment Company specifically reserves the right to approve or disapprove the exterior design of the dwelling and garage, as well as the locations therefor, to be built on any lot in this subdivision, and the purchasers herein and/or their heirs or assigns specifically agree that they will not start construction or the foundation of a dwelling or garage on the lot or lots purchased herein without the written approval of the North City Investment Company of the exterior design of such improvement and the location therefor on the lot or lots purchased herein. This covenant is to be in force until January 1, 1952.

(5) Said dwelling shall contain not less than 18,000 cubic feet and the labor and material cost to construct same is to be not less than \$5,000.00 for dwellings

built on any corner lot fronting on Flower Avenue; for any lot fronting on Flower Avenue, other than a corner lot, the cost is to be not less than \$4,500.00; for any other corner lot in this subdivision the cost is to be not less than \$4,500.00; for all other lots the cost is to be not less than \$4,000.00; excepting in so far as the provisions of this restriction may be waived in writing by the North City Investment Company or some person or corporation designated by said North City Investment Company to act for it.

(6) That neither the purchasers, nor their 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.

And the said North City Investment Company covenants that it will warrant specially the lands and premises hereby conveyed and that it will execute such further or other assurances as may be necessary or requisite the better to convey the same as aforesaid.

In witness whereof the said North City Investment Company has caused these presents to be signed by E. Brooke Lee, its President, its corporate seal to be hereto attached, and the same attested by its Secretary.

Attest:

North City Investment Company

John B. Sterling

By E. Brooke Lee

Secretary

North City Investment

President

Company Incorporated

1932 Maryland

(Internal Revenue \$3.00)

State of Maryland, Montgomery County, to wit:

I hereby certify that on this 25th day of July, A. D. 1933, before me, the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared E. Brooke Lee, President of the North City Investment Company, and acknowledged the foregoing and annexed deed to be the act and deed of said body Corporate.

Given under my hand and seal this 25th day of July A. D. 1933.

Walter L. Funderburk

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Notary Public

Notary Public

Montgomery County

Md.

EXAMINED

Mailed to: -

North Wash. Realty Co.

Silver Spring, Md.

9/14/33

At the request of North City Investment Company the following Deed

was recorded July 28th A. D. 1933 at 9:10 o'clock A. M. to wit:-

This Deed, Made this 24th day of July, A. D. 1933, by the North

Washington Realty Company, a corporation duly incorporated under the laws of the State