

Signed, sealed and delivered

By Wm. C. Johnson

in the presence of-

Vice-President

Andrew Allison

(Internal Revenue \$1.00)

Federal-American National

Bank & Trust Company

of Washington

Washington, D. C.

District of Columbia, to wit:-

I, Kenneth O. Hulse a Notary Public in and for the District of Columbia do hereby certify that William C. Johnson who is personally well known to me as the person named as attorney in fact in the foregoing Deed, bearing date on the 7th day of September A. D. 1932, 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 Federal American National Bank and Trust Company the grantor therein.

Given under my hand and seal this 7th day of September A. D. 1932.

Kenneth O. Hulse

Kenneth O. Hulse

Notary Public, D. C.

Notary Public

My commission expires February 14, 1937.

District of

Columbia

EXAMINED

*Mailed to:-
North Wash. Realty Co.
Silver Spring, Md.
1/30/32*

At the request of Leonard F. Robertson and Rachel M. Robertson the following Deed was recorded December 21st A. D. 1932, at 9:27 o'clock A. M. to-wit:-

This Deed, Made this 19th day of December, in the year nineteen hundred and thirty-two, by the Silver Spring 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 then thereunto moving, the said Silver Spring Investment Company does grant and convey unto Leonard F. Robertson and Rachel M. Robertson, 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:

"Lot numbered Seven (7), in Block lettered "C", in a subdivision of land in said County which is known as and called "Section 1, 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. 447."

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 be taken 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 Silver Spring 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 Silver Spring 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 all other lots the cost is to be not less than \$4,000.00; any other corner lot in this subdivision the cost is to be not less than \$4,500.00/ excepting in so far as the provisions of this restriction may be waived in writing by the Silver Spring Investment Company or some person or corporation designated by said Silver Spring 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, not permit to be carried on any part of said premises any trade or business whatsoever.

And the said Silver Spring 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 Silver Spring Investment Company has caused these presents to be signed by James H. Cissel, its President, its corporate seal to be hereto attached, and the same attested by E. Brooke Lee, its Secretary.

Attest:

E. Brooke Lee

Silver Spring Investment Company

By: James H. Cissel

President

(Internal Revenue \$2.00)