

Lot numbered eight (8) in block numbered eleven (11) Edgemoor, as described upon a plat of said subdivision duly recorded among the land records of said County in plat book No. 3 plat No. 284, being the same premises conveyed to the said John W. Cross by the County Commissioners of Montgomery County, Maryland by deed dated June 25, 1937 and recorded June 27, 1935, in liber C. K. W. No. 594, folio 388 of the land records of Montgomery County, Maryland

Together with all and singular the improvements, 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 parties of the first part, of, in, to, or out of the said land and premises.

To have and to hold the above released land and premises unto and to the use of the party of the second part its successors and assigns forever.

Witness our hands and seals the day and year hereinbefore written.

Signed, sealed and delivered

John W. Cross (Seal)

in the presence of

Brunhilde O. Cross (Seal)

Hermie Healy

(Internal Revenue \$1.50)

(State Tax \$1.10)

District of Columbia, to wit:

I, Barbara D. Hobbs a notary public in and for the District of Columbia do hereby certify that on this 4th day of April, 1938 John W. Cross and Brunhilde O. Cross parties to certain Deed bearing date on the 4th day of April 1938, and hereto annexed personally appeared before me in said District of Columbia the said John W. Cross and Brunhilde O. Cross ~~and Brunhilde O. Cross~~ being personally well known to me as the persons who executed the said Deed, and acknowledged the same to be their act and deed.

Given under my hand and seal this 4th day of April 1938.

Barbara D. Hobbs (Seal)

Barbara D. Hobbs

Notary Public

District of

Columbia

B/H
EXAMINED

mailed to:

Wm. Lichtenberg

Natl Press Bldg.

Wash. D.C.

6-7-38

At the request of Annie Deckelbaum the following Deed was recorded April 5th A. D. 1938 at 10:34 o'clock A. M., to wit:

This Deed made this twenty-ninth day of March in the year one

thousand nine hundred and thirty-eight by and between Capital Building Co., Inc., a corporation duly organized under the Laws of the State of Delaware, acting herein in full compliance with the terms of its charter and by authority of a resolution of its Board of Directors, party of the first part, and Annie Deckelbaum, of the District of Columbia, party of the second part.

Witnesseth, that for and in consideration of the sum of Ten Dollars, receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said party of the second part, 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 numbered One-B in the resub-division of said block numbered One-B (1-B) in the subdivision known as "E. Brooke Lee's Addition to Silver Spring," as per plat of said resubdivision recorded in Plat

Book No. 11, folio 757, one of the Land Records of Montgomery County, Maryland;

Subject to the following covenants and restrictions;

1. That all buildings erected upon the premises herein described shall be built and used for residence purposes exclusively except such out-buildings as may be necessary in connection therewith.

2. That no residence or place of business shall be erected on said premises at a cost less than \$5,000.00.

3. That for purpose of sanitation and health it is agreed that the property herein described shall not be sold, leased, rented or transferred to a member of a race whose death rate is greater than that of the white race.

4. That a violation of any of the aforesaid covenants and agreements may be enjoined and the same enforced at the suit of E. Brooke Lee and Elizabeth W. Lee his wife, their heirs and assigns, to any lot or square in said subdivision.

5. That no house shall be erected within 25 feet of Maple Avenue as shown on said plat, and that no building shall be erected within 15 feet of Haddon Street and Oak Avenue.

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 Capital Building Co., Inc., hath on the 29th day of March A. D. 1938 caused these presents to be signed by Martin I. Isen its President, attested by Wm M. Beall its Secretary and its corporate seal to be hereunto affixed; and doth hereby appoint Martin I. Isen its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

Attest:

Wm. M. Beall

Secretary

Capital Building Co. Inc.,

By Martin I. Isen

President

Signed, sealed, and delivered Capital Building Co. Inc.

in the presence of

Corporate Seal

N. Norman Mayer

Delaware

This is to certify that the above Deed was executed and delivered pursuant to a resolution of stockholders and Board of Directors of Capital Building Co. Inc., passed at a meeting held on the 28th day of March 1938.

Wm. M. Beall

Capital Building Co. Inc.

Secretary

Corporate Seal

Delaware

(Internal Revenue \$17.00)

(State Tax \$17.00)

District of Columbia, to wit:

I, Sally M. Meenehan a Notary Public in and for the District of Columbia do hereby certify that Martin I. Isen who is personally well known to me as the person named as attorney in fact in the foregoing Deed, bearing date on the 29th day of March A. D. 1938 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 Capital Building Co., Inc., the grantor therein.

Given under my hand and seal this 29th day of March A. D. 1938.

Sally M. Meenehan

Sally M. Meenehan

Notary Public

Notary Public

District of

Columbia

B/7
EXAMINED

mailed to.

Bushrod W. Allin

514 Goddard Rd.

Battery Park, Md

6-7-38

At the request of Bushrod W. Allin and Thelma O. Allin the following Deed was recorded April 5th A. D. 1938 at 10:34 o'clock A. M., to wit:

This Deed made this fourth day of March in the year one thousand nine hundred and thirty-eight by and between Nellie A. Rose and Leon M. Rose, her husband, both of the State of Maryland, parties of the first part, and Bushrod W. Allin and Thelma O. Allin, his wife, as Tenants by the Entirety, both of the same place, parties of the second part;

Witnesseth, that in consideration of Ten (10) Dollars the parties of the first part do hereby grant unto the parties of the second part, in fee simple as Tenants by the Entirety all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in Montgomery County, State of Maryland, described as follows, to wit:

Lot numbered Ten (10) in Block lettered "D" in a subdivision known as "Section No. 3 Battery Park"; as per plat recorded in Plat Book No. 3, plat 261, one of the Land Records for said Montgomery County. Subject to building restrictions and covenants of record.

Being the same land the said Nellie A. Rose obtained from George W. Young and wife by deed dated November 4th 1935 and recorded in Liber 608, Folio 420, one of the Land Records of said County, in which deed there was an erroneous recital as to Section and Plat reference.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness their hands and seals the day and year hereinbefore written.

In presence of

E. A. Aiken

W. M. Thomas

Leon M. Rose (Seal)

Nellie A. Rose (Seal)

(Internal Revenue \$9.50)

(State Tax \$9.50)

District of Columbia, to wit:

I, John H. Stadtler, a Notary Public in and for the District aforesaid, hereby certify that on this 28th day of March A. D. 1938, Nellie A. Rose, wife of Leon M. Rose; of the State of Maryland, who is personally well known to me as the grantor in, and the person who executed the foregoing and annexed deed, dated March 4th A. D. 1938, personally appeared before me in the said District and acknowledged the said deed to be her act and deed.

Given under my hand and seal this 28th day of March 1938.

John H. Stadtler