

Florence Dewey

Marie A. Bracken

(Seal)

State of Pennsylvania, Montgomery County, SS:

I Hereby Certify that on this 28th day of August, 1936, before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Bracken and Marie A. Bracken, his wife, and did each acknowledge the foregoing deed to be their act.

In Testimony Whereof, I have affixed my official seal this 28th day of August, A. D., 1936.

Alfred H. Trank

Alfred H. Trank

Notary Public

Notary Public

My Commission Expires Feb. 26, 1939.

Jenkintown

Jenkintown, Pa.

Montgomery

Co., Pa.

B/K
EXAMINED

Mailed to
District Title Insurance Co.
Lawyer's Title Insurance Co.
Washington Title Insurance Co.
1413 Eye Street, N. W.
Washington, D. C.
11-17-36

At the request of Theodore D. Pimper and Margaret E. Brady, the following Deed was recorded September 21st, A. D., 1936, at 2:04 o'clock, P. M., to wit:-

This Deed, Made this 16th day of September, in the year Nineteen hundred and thirty-six, by and between Oakwood Engineering Corporation, a corporation organized and existing under the laws of the State of Maryland, party of the first part, and Theodore D. Pimper and Margaret E. Brady, as Joint Tenants, parties of the second part:

Witnesseth, that for and in consideration of the sum of Ten Dollars, the said party of the first part does grant and convey unto the said parties of the second part, in fee simple, as Joint Tenants and not as Tenants in Common, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging situate in Montgomery County, Maryland, namely:

Lot numbered Two (2) in Block lettered "B", in the subdivision known as "Woodhaven", as per plat recorded in Plat Book 9, Folio 666, one of the Land Records of said County.

Subject to the following covenants and restrictions:

1. No building shall be erected or altered for use as an apartment house, flat, hotel or community house, nor shall any building or premises be used for these purposes, but shall be erected or altered for use only as a wholly detached single family dwelling with two side yards, church, school or passenger station.

2. No building shall be erected nearer than 7 feet to any side line, with the exception of a one or two car private garage located on the rear one third of the lot. No building shall be erected nearer than 25 feet to the front line of any lot. There shall be a rear yarding having a depth of not less than 15 feet of the depth of the lot.

3. Each residential structure shall be erected on a lot of 50 feet frontage.

4. No residential structure having a construction cost of less than \$5,000.00 shall be erected on any lot.

5. No nuisance or obnoxious trade shall be maintained or carried on within said subdivision, and all nuisances such as stables, pig pens, temporary dwellings, high fences, etc., shall be strictly prohibited.

6. The said real estate, or any part thereof or any interest therein, shall not be sold, leased, rented or otherwise disposed of for the use of any person of any race other than those for whom the subdivision was originally intended.

7. These covenants and restrictions shall run with the land for a period of twenty-five years from April 1st, 1936 and may not be amended until a total of 20 residential structures shall have been erected, sold and occupied within the limits of said subdivision, and then only by the consent of a two thirds majority of said owners, and with the consent of the owners and developers of said subdivision, providing that 20 per centum of the total number of lots in said subdivision remain unsold.

8. Any owner of property in said subdivision shall have the right and privilege of applying to any court having jurisdiction for the enforcement of any or all of these covenants and restrictions.

To Have and to Hold the same unto and to the use of the said parties hereto of the second part, in fee simple, as Joint Tenants and not as Tenants in Common.

And the said party of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

In Testimony Whereof, on the day and year first hereinbefore written, the said Oakwood Engineering Corporation, has caused these presents to be signed in its corporate name by Monroe M. Rosenthal its President, attested by Philip H. Dein, its Secretary, and its corporate seal to be hereunto affixed; and does hereby constitute and appoint Monroe M. Rosenthal, its true and lawful Attorney in fact for it and in its name to acknowledge and deliver these presents as its act and deed.

Attest:

Philip H. Dein

Secretary

Oakwood Engineering

Corp. 1935 Maryland

Oakwood Engineering Corporation

By Monroe M. Rosenthal

President

(Internal Revenue \$4.50)

District of Columbia, to wit:

I, Robert S. Bains, a Notary Public in and for the aforesaid District of Columbia, do hereby certify that on this 16 day of Sept. 1936, Monroe M. Rosenthal, who is personally well known to me as the person named as Attorney in fact in the foregoing and annexed Deed bearing date on the 16th day of Sept. A. D., 1936, to acknowledge the same, personally appeared before me in said District of Columbia, 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 Oakwood Engineering Corporation, the grantor therein, and delivered the same as such.

Given under my hand and seal, this 16th day of Sept. A. D., 1936.

Robert S. Bains

Notary Public

District of

Columbia

Mailed to

District Title Insurance Co.
Lawyers Title Insurance Co.
Washington Title Insurance Co.
1413 Eye Street, N. W.
Washington, D. C.
11-17-36

At the request of Jesse A. Kingsbury and Esther O'Brien Kingsbury,
the following Deed was recorded September 21st, A. D., 1936, at
2:05 o'clock, P. M., to wit:-

This Deed, Made this 16th day of September, in the year Nineteen
by and between John F. Wynkoop and Mary I. Wynkoop, his wife,
; and Jesse A. Kingsbury and Esther O'Brien Kingsbury, his wife,
ty, parties of the second part.

Witnesseth, that for and in consideration of the sum of Ten Dollars the said parties of the first part do grant and convey unto the said parties of the second part, in fee simple, as Tenants by the Entirety, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate in Montgomery County, Maryland, namely:

Lot numbered Fourteen (14) in the subdivision known as "Country Club Village, Wynkoop Estates", as per plat recorded in Plat Book 8, Folio 616, one of the Land Records of said County.

To Have and to Hold the same unto and to the use of the said parties hereto of the second part, in fee simple, as Tenants by the Entirety.

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

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

Signed, sealed and delivered

John F. Wynkoop (Seal)

in presence of-

Mary I. Wynkoop (Seal)

J. N. Thomas

(Internal Revenue \$7.50)

District of Columbia, To wit:

I, Robert S. Bains, a Notary Public in and for the said District of Columbia, do hereby certify that on this 16 day of Sept. 1936, John F. Wynkoop and Mary I. Wynkoop, parties to a certain Deed bearing date on the 16 day of September, A. D., 1936, and hereto annexed, personally appeared before me in said District of Columbia, the said John F. Wynkoop and Mary I. Wynkoop, 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 16th day of September, A. D.,
1936.

Robert S. Bains

Notary Public