

wife, subject only to covenants and restrictions of record.

And the said parties of the first part covenant that they will warrant specially and generally the property hereby conveyed; that they are seized of the land hereby conveyed; that they have a right to convey said land; that the said parties of the second part shall quietly enjoy said land; that they have done no act to encumber said land; and that.....will execute such further assurances of said land as may be requisite.

Witness.....hand\_ and seal\_.

Test: P. C. King, Jr.

Marjorie F. Kimball (Seal)

P. C. King, Jr.

Richard L. Kimball (Seal)

(Internal Revenue \$9.00)

District of Columbia, SS:

I Hereby Certify that on this 13th day of March, 1937, before the subscriber, a Notary Public personally appeared Marjorie F. Kimball and Richard L. Kimball, and wife, and did each acknowledge the foregoing deed to be their act.

In Testimony Whereof, I have affixed my official seal this 13th day of March, A. D. 1937.

Rose B. Selby

Rose B. Selby

Notary Public, D. C.

Notary Public

My commission expires Jan. 2, 1940.

District of

Columbia

EXAMINED

Mailed to  
District Title Insurance Co.  
Lawyers Title Insurance Co.  
Washington Title Insurance Co.  
1413 Eye Street, N. W.  
Washington, D. C.  
6-16-37.

At the request of Howcourt Construction Corporation, the following Deed was recorded April 20th, A. D. 1937, at 3:01 o'clock, P. M., to wit:-

This Deed, Made this 13th day of April in the year of our Lord one thousand nine hundred and thirty-seven by and between Mary Scott Sheets, Surviving Tenant by the Entirety of Mary Scott Sheets and William Stokes Sheets who died on or about April 7th, 1934, of the District of Columbia, party of the first part, and Howcourt Construction Corporation, a Maryland Corporation, party of the second part:

Witnesseth, that in consideration of Ten (\$10.00) the said party of the first part does grant and convey unto the said party of the second part, or its assigns, in fee simple, all that piece or parcel of ground situate, lying and being in Montgomery County, Maryland, State of Maryland, being the same land which the said party of the first part obtained from Emma L. C. Johnson by deed dated the 14th day of May 1915, recorded in the Land Records of Montgomery County, Maryland, in Liber 250 at folio 375, and being described as follows, to wit:

Lot numbered Fourteen (14) in Block numbered One (1) Benjamin Leighton's Subdivision of "Woodside", as per plat recorded in Plat Book "A", Folio 25, one of the Land Records, Montgomery County, Maryland.

Subject to the following covenants and restrictions, That all buildings hereafter erected on the premises herein conveyed shall be distant not less than



fifteen feet from any street or avenue line; that no malt or spirituous liquors shall be manufactured or sold on said premises and no slaughter house or houses shall be erected kept or maintained thereon.

For purposes of sanitation and health, this property can not be sold, transferred, rented, leased, or occupied by a member of a race whose death rate is greater than that of the white race, or to a member of the negro race.

Prior to April 13th, 1947. Any construction on the above described lot or lots to be created is to be limited to single house dwellings; to be of construction which is principally masonry; to have a cellar and slate roof; or of such other design and construction as may be approved by Mary Scott Sheets, her heirs or assigns,

Together with the building 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 described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said\_

And the said party of the first part covenant\_ that she will warrant specially and generally the property hereby conveyed; that she...seized of the land hereby conveyed; that she has a right to convey said land; that the said party of the second part shall quietly enjoy said land; that she has done no act to encumber said land; and that she will execute such further assurances of said land as may be requisite.

Witness..hand and seal.

Test: Grace V. Barnes

Mary Scott Sheets (Seal)

(Internal Revenue \$2.00)

State of Maryland, County of Montgomery, SS.

I Hereby Certify that on this 16th day of April, 1937, before the subscriber, a Notary Public personally appeared Mary Scott Sheets, widow of William Stokes Sheets, who who died on or about April 7th, 1934, and did acknowledge the foregoing Deed to be her act.

In Testimony Whereof, I have affixed my official seal this 16th day of April, A. D. 1937.

Grace V. Barnes

Grace V. Barnes

Notary Public

Notary Public

Montgomery

Co., Md.