

the same for and during her life, with full and absolute power to dispose of any or all of it at her discretion;" and

WHEREAS The said David Lowenstein died seized and possessed of the property hereinafter described, and the said Clara Lowenstein, in the exercise of the aforesaid power, had sold the property hereinafter described, unto James L.C. Beard.

NOW, THEREFORE, In consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt whereof is hereby acknowledged, and in pursuance of the power and authority conferred upon me by the Last Will and Testament of the said David Lowenstein, aforesaid, I, the said Clara Lowenstein, Widow, do hereby grant and convey, in fee simple, unto James L.C. Beard, all that parcel of ground, consisting of part of Lot No. 53 as laid out and shown on the Plat of Lowenstein's Addition to Frederick, in Frederick County, Maryland, recorded in Liber W.I.P. No. 13 Folio 289, one of the land records of Frederick County, and more particularly described as follows;- Beginning for the same at a point on the North curb line of the Monocacy Turnpike; said point being the Southwest corner of Lot No. 64, on said Plat as conveyed to James L.C. Beard by David Lowenstein by deed dated September 13, 1910, and recorded in Liber No. 292, folio 491, one of the Land Records of Frederick County, and running thence by and with the Southwestern line of said Lot No. 64, correcting the courses to date (1) N. 33°-21' W. 128 feet to the South side of a 16 ft. alley, as the same was relocated in 1910, then with the South side thereof, (2) S. 55°-00' feet, more or less, to the point where said alley widens to a width of 20 feet, thence with the South side of the 20 ft. alley (3) Westward 36 feet to the end of the second or N. 6-33' E. 24 feet line of the parcel of ground described in a deed from Clara Lowenstein, widow, to Carrie Y. Urban and Frank M. Urban, her husband, dated March 9th 1920, and intended to be recorded in the Land Records of Frederick County, thence by and with said line reversed, (4) S. 6°-33' W. 24 feet, thence with the first line of said parcel of land reversed, (5) S. 33-21' E. 126 feet, to the North curb line of the Monocacy Turnpike aforesaid; thence with the same (6) N. 60-15' E. 50 feet to the place of beginning. Being part of the same land which was heretofore conveyed to David Lowenstein by the Novitiate Academy for the Education of Young Men Aspiring for the Ministry, by deed dated April 2, 1890, and recorded in Liber W.I.P. No. 13, folio 470, one of the Land Records of Frederick County, as by reference thereto will more fully appear.

TOGETHER with the easements and appurtenances thereunto belonging or in anywise appertaining, including the use of an alley or alleys, upon which said lot abuts, in common with other lot owners.

To Have and To Hold the above described land and premises unto himself, the said James L.C. Beard, his heirs and assigns forever.

The Grantee Accepts this deed upon the condition that the front building line of any dwelling, store or any other edifice that may be erected on the land hereby conveyed, shall not be less than thirty (30) feet from the North curb (concrete) of the said Monocacy Turnpike; nor shall any porch or other structure that may be erected in front of any dwelling or store-room extend more than eight (8) feet from the aforesaid building line. The aforesaid restrictions is hereby declared to be a covenant running with the land.

Witness my hand and seal the day and year first above written.

Test;- M. Margaret Marsh.

Clara Lowenstein (seal)
Widow.

State of Maryland, Frederick County, Set;-

I hereby certify that on this 12th day of April, 1920, before the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared Clara