

all our right, title, interest and estate in and to the two following described lots or parcels of land situated a short distance south-east of the Blue Ridge Summit Station, along the line of the Western Maryland Railway, in Frederick County, State of Maryland, which said lots are more particularly described as follows:

Lot, No. 1. Beginning for the same at a stake planted on the east marginal line of Rowland Road, as the same is shown and designated on the "Plat of the Land of the Rowland heirs", which said plat is now of record in the office of the Clerk of the Court for Frederick County, said stake being also 237 feet south of the intersection of Rowland Road and Ridge Road, and running thence South 88 degrees and 30 minutes East 351 feet to a stake planted on the west marginal line of Highland Avenue, thence along the west marginal line of said Highland Avenue, the four following courses and distances, 71 feet to a stake, South 17 degrees and 19 minutes West 142 feet to a stake, South 42 degrees and 4 minutes West 196 feet to a stake, South 63 degrees and 14 minutes West 156 feet to a stake, the same being also the south east corner of Lot No. 31 as designated on the aforesaid plat, thence along the east marginal line of said lot, North 19 degrees and 19 minutes West 294 feet to a stake planted on the east marginal line of said Rowland Road, thence along the east marginal line of said Rowland Road, the two following courses and distances, North 31 degrees and 36 minutes East 131 $\frac{8}{10}$ feet to a stake, thence 46 $\frac{5}{10}$ feet to the place of beginning, which said lot adjoins Lot, No. 31, on the East and is part of the same land that was conveyed to the said James L. Rowland, deceased, by Henry A. McComas and Alexander Neill, Trustees, by deed dated the fourth day of May, A.D. 1900, and recorded among the Land Records of Frederick County, Maryland, in Liber D.H.H. No. 7 folio 81, a reference to which said deed as well as to the aforesaid plat, is hereby made for a more particular description of the property hereby conveyed.

Lot, No. 2. Beginning for the same at a stake planted at the point formed by the intersection of the West marginal line of Ridge Road with the north marginal line of Highland Avenue, as the same is shown and designated on the aforesaid plat, and running thence along the north marginal line of said Highland Avenue, the two following courses and distances, North 51 degrees West 164 $\frac{1}{2}$ feet to a stake, North 26 $\frac{1}{2}$ degrees West 72 feet to a stake, the same being also the south-west corner of lot No. 6, as shown on said plat, thence North 71 $\frac{1}{2}$ degrees East 125 feet to a stake, thence South 60 $\frac{1}{2}$ degrees East 242 feet to the west marginal line of said Ridge Road, thence along the west marginal line of said Ridge Road the two following courses and distances, South 59 $\frac{1}{2}$ degrees West 150 feet to a stake, South 87 $\frac{1}{2}$ degrees West 27 feet to the place of beginning, containing 125 perches of land, more or less, and being the same land that was conveyed to Helen B. Rowland by James L. Rowland and wife, by deed now of record among the Land Records of Frederick County, Maryland, a reference to which said deed as well as to the aforesaid plat is hereby made for a more particular description of the land hereby conveyed.

And the said Helen B. Rowland by the acceptance of this deed does hereby agree for herself and for all persons claiming by, from or under her to the following descriptions, reservations, conditions and limitations which said restrictions, reservations, conditions and limitations shall run with and bind the lands hereby conveyed.

1. That no shop, store, factory, saloon, hospital, asylum, sanitarium or institution of kindred nature shall be erected or maintained on the land hereby conveyed.
2. That no spirituous or fermented liquors shall be sold on said lands.
3. That no hog, pen shall be erected or maintained on said lands.
4. That no stable or other outbuildings shall be erected on said lands without twenty-five feet of any road or avenue referred to or mentioned in this deed.
5. That the drainage from all closets and privies, used or maintained on the lands hereby conveyed, shall be carried or conveyed to a cemented vault or cesspool or struc-