

At the request of Charles F. Care the following Deed is received for record and recorded February 2nd, 1893 at 3, 10 O'clock P.M.

TEST!:-John L. Jordan, Clerk.

This Deed made this 13th. day of January in the year eighteen hundred and ninety three by the Enterprise Company, a body corporate duly incorporated under and according to the Laws of the State of West Virginia, party of the first part to Charles F. Care of Brunswick, State of Maryland, party of the second part, WITNESSETH! that in consideration of the sum of eight hundred and fifty dollars in hand paid, the receipt whereof is hereby acknowledged the said Enterprise Company doth grant, bargain and sell and convey unto the said Charles F. Care his heirs and assigns, subject to the conditions, restrictions and limitations herein after set forth, all that piece or parcel of ground situate and lying in Frederick County, State of Maryland, in the town of Brunswick and described as follows! Beginning at a point on the North side of C. Street 200 feet West of the West side of Tenth Street, and running Westerly along the North side of C. Street 100 feet, thence Northerly parallel with Tenth street 150 feet to the South side of 15 foot alley thence Easterly along the South side of an alley 100 feet, thence Southerly parallel with Tenth Street 150 feet to the place of beginning, being lots #16 & 17 in block # 19 as shown on the plat of the Real Estate and Improvement Company's second subdivision of part of Brunswick prepared by R. T. Mavin, surveyor and dated July 24th, 1890, and recorded with the deed from the Real Estate and Improvement Company of Baltimore City to Rudolph T. Ault dated February 2, 1892, and recorded prior hereto among the land records for Frederick County, said plat being herewith made a part of this description, being part of the land conveyed to the Real Estate and Improvement Company of Baltimore City by William W. Wenner and wife by deed dated December 7th. 1889, and recorded among the land records of Frederick County in Liber W. I. P. No. 9 folio 509 and by Mary G. Orri-son by deed dated December 7th. 1889 and recorded among said land records in Liber W. I. P. No. 9. folio 586. Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining except as herein limited, To have and to hold the above granted property unto the said Charles F. Care, his heirs and assigns forever, in fee simple; subject however to the following agreements, restrictions and limitations.

1st. In order to preserve a forecourt for the benefit of the neighborhood the main front wall of the dwelling house shall be placed at least twenty feet back from the street line; but the usual porches, with open sides or cornice or eaves, may extend five feet into the forecourt, and bay windows may also extend five feet into the forecourt, provided they shall be distinctly bays opening from wider rooms and distinctly face on both sides by the main wall of the house; and provided they shall be included within a trapezoid whose base along the front wall of the house does not exceed eighteen feet and whose sides form an angle of forty five degrees with the base; and provided there shall be no more than one story in height inside, whether attached to the ground floor or to the second floor or third story; but such bays may have porches or varandas under or over them if permanently opened at the sides and front.

2nd. That no portion of the dwelling house shall be nearer to the side line of the lot than five feet.

3rd. That one dwelling only shall be erected on the lot but this restriction shall not be deemed to prevent the erection and use of a tenement for a servant whose whole time is employed by the occupants of the dwelling house.

4th. No other buildings, except a stable and usual out houses for domestic purposes only, shall be erected on said lot, and no part of said stables or out buildings