

This Deed made this 15th day of May in the year One Thousand Nine Hundred and Eleven by Helen D. Rowland H. Edith Rowland residents of Baltimore City, and Helen B. Stonebraker and Geo. B. Stonebraker of Hagerstown Md. heirs of J. L. Rowland, deceased, Witnesseth: that for and in consideration of the sum of One hundred Sixty five dollars and 38 cents "165,38. the receipt of which are hereby acknowledged, We the said Helen D. Rowland H. Edith Rowland, Helen B. Stonebraker and Geo. B. Stonebraker her husband do grant unto Wm. A. Arnsperger of Frederick County, State of Maryland, all the following tract or parcel of land lying and being situated in Hauvers District Frederick County, State of Maryland, and described as follows, Beginning at 3 Ash trees grown from one stump said trees being corner of lands of the aforesaid heirs of J. L. Rowland, Dr. Carter and Hunter, running thence with lands of said Dr. Carter S. 41° E. 42 p, to stake on line dividing lands of said heirs, and aforesaid Wm. A. Arnsperger running thence with lands of said Arnsperger S. 89° W. 55, 8 p, to stone pile thence with land of aforesaid Rowland, heirs N. 36° E. 42. 218 P, to the place of beginning containing Five acres and 82 perches of land, more or less, It being part of the tract of land which was conveyed, to the said J. L. Rowland, by deed from Alex Niell and Henry McComan, Trustees of the estate of John Lee Chapman, subject however to the condition imposed by this deed and accepted by the grantees to wit:— (1) That no shop, store, pottery saloon, hospital, asylum, Sanatorium or institution of kindred nature, shall be erected or maintained on said land, (2) That no spirituous or fermented liquors shall be sold on said land (3) That no hog pen shall be erected or maintained on said land, (4) That no stable or other outbuildings shall be erected on said lands, within 25 feet of any road, or avenue on which the lot binds (5) That the said grantees their or each of their heirs or grantees shall have the right and privilege to lay and place and at all times repair and maintain a line of pipe or pipes running from the cess pool used in connection with what is now known as the Rowland Cottage to over or under the lot hereby granted, and conveyed, such pipes to be used in conducting and conveying the overflow from the said Cess-Pool, to said lot with full right to have said overflow discharged, in or over said lot, (6) That the said grantees their or each of their heirs, and grantees, shall have the right and privileges to use, for any and all purposes the water flowing from the spring, or Springs, now open or which may hereafter be open, on the land of the said grantees which said Water would Originally flow over the land hereby granted, (7) That no building tent or structure now on said land or which may hereafter be erected thereon, shall be used for the purpose of boarding or housing or caring for persons suffering from tuberculosis, (bona fide members of the family of the owner of the said land excepted) nor shall any person suffering from said disease be permitted or allowed to use or occupy any such building tent or structure as a boarder, tenant guest or otherwise, and that the violation of any of these conditions shall operate as a forfeit of said ground and premises and cause the reversion thereof to the grantors their heirs and assigns, And we the said Helen D. Rowland H. Edith Rowland, and Helen B. Stonebraker, covenant that we will warrant generally the property hereby conveyed, and that he will execute such further assurances as may be requisite.

Witness our hands and seals.

Test: as to Helen
D. Rowland, and H.
Edith Rowland
John R. Hooper

Test:
Leon R. Yourtee
Test, Leon R.
Yourtee.

Helen D. Rowland	(seal)
H. Edith Rowland,	(seal)
Helen B. Stonebraker	(seal)
Geo. B. Stonebraker	(seal)

State of Maryland, Baltimore City, to wit:—

I hereby certify that on this 25th day of May A. D. 1911 before me the subscriber a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Helen D. Rowland and H. Edith Rowland and did each acknowledge the foregoing deed to be their respective act, in testimony whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Place of Seal)

John R. Hooper
Notary Public.