

And subject, also, to the following restrictions which shall be embodied in any deed or conveyance made with reference to the said lot so as to make the same binding upon the said Isaac M. Fisher, his heirs and assigns, that is to say:-

1. No liquor shall be sold or dealt in upon the said property or any part thereof by the said grantee, his heirs or assigns, or by any person claiming under him.
2. No part of the said property situate between the property sold to James H. B. Ogle and the Western Maryland Railroad nor the part of the lot in front of the property occupied by the late Joshua Biggs as a residence, shall be used in any way so as to become a nuisance to either of said properties; and all buildings erected upon the said warehouse lot shall at all times be kept clean and in good condition so as to be unobjectionable to the surrounding residences.
3. The lot of ground shall not at any time be allowed to be encumbered with debris or anything which may be objectionable to the residence in the neighborhood; and should the said lot or any part thereof be used for storage purposes, the buildings or structures used for that purpose shall at all times be kept clean and in an unobjectionable condition.

To aid in the construction of the restrictions and covenants to be placed in the said deed with reference to the use to which the said lot may be put, it is understood that the character and location of the buildings to be put upon the said lot shall conform as nearly and practicable in character and location to the structures upon said lot prior to the time of their destruction by fire and that the space immediately in front of the residence property of the late Joshua Biggs shall be left unimproved except by the buildings above referred to;

And subject to the following restrictions;

That a right of way twenty-five feet wide is hereby reserved across the lot hereby sold immediately in front of the lot of ground sold to the said James H. B. Biggs for the use in common of the said James H. B. Ogle, his heirs and assigns, and the said Isaac M. Fisher, his heirs and assigns.

And your trustees further report, that subject to the restrictions, reservations and agreements hereinbefore set forth they sold the said lot of ground to the said Isaac M. Fisher and for the sum of Five Hundred and Thirty-Seven Dollars (\$537.00), he being at that price the highest and best bidder for said property. The terms of the said are as follows;

The said Fisher is to pay for the said property in cash on the first day of April, nineteen hundred and ten, and he being the present tenant in the said property, is to pay the rental therefor until the said date. And your trustees further report that the property referred to in these proceedings, consists of a very large tract of land improved with dwellings located on different places thereon, some of which have been separated from the main tract of land by special descriptions and some of which have never been specially located; and that owing to the size of the property, your trustees are advised and believe that it would be practically impossible to find a purchaser for the said property as an entirety; that the offers made to your trustees and accepted by them subject to the ratification of this Court as herein reported, are for portions of land which the purchasers thereof selected as being desirable for the purposes for which they were purchased; and that your trustees are advised and believe that a very much higher price has been obtained for the portions of land with the improvements thereon thus sold, than could be obtained if the properties had been offered as an entirety, or if your trustees had attempted to make arbitrary divisions which might not have been suitable for those who desire to make the purchase. For these reasons your trustees felt that it was to the best interest of the estate represented by them that the sales herein reported should be made at private sale rather than at a public sale as prescribed by this decree.

Respectfully Submitted.

Jacob Rohrback
Robert Biggs
Trustees.