

No. 10060 Equity.
"EXHIBIT DEED"

At the request of James W. Corbett the following Deed is
Received for Record and Recorded November 23, 1891 at 7 1/2
o'clock A.M. Test; W. Irving Parsons, Clerk.

This Deed made this 15th day of October in the year Eighteen hundred and Ninety-one by
The Real Estate and Improvement Company of Baltimore City a body corporate duly incor-
porated under and according to the laws of the State of Maryland, party of the first part,
to James W. Corbett of Frederick County, State of Maryland party of the second part,
WITNESSETH; - That in consideration of the sum of two hundred dollars, in hand paid, the
receipt whereof is hereby acknowledged, the said The Real Estate and Improvement Company
of Baltimore City doth grant, bargain and sell and convey unto the said James W. Corbett,
his heirs and assigns, subject to the conditions, restrictions and limitations hereinaft-
er set out, all that piece or parcel of ground situate and lying in Frederick County St-
ate of Maryland, in the town of Brunswick, and described as follows; beginning at the No-
rth West corner of Sixth Avenue the thirty (30) foot alley North of A Street (being a
point one hundred and eighty (180) feet North of the North side of A Street and running
thence Northerly along the West side of Sixth Avenue fifty (50) feet, thence Westerly
one hundred and fifty (150) feet to the east side of a twenty-five (25) foot alley, th-
ence Southerly along the east side of said twenty-five (25) foot alley, fifty (50) feet
to the North side of said thirty (30) foot alley, thence Easterly along the North side
of said thirty (30) foot alley one hundred and fifty (150) feet to the place of beginn-
ing, being Lot Number Fifteen in block number Ten as shown on the plat of The Real Esta-
te and Improvement Company's sub-division of part of Brunswick prepared by R.T. Mavin
Surveyor, and dated July 24th, 1890, and recorded with the deed from the said part of the
first part to Charles P. Ernst, dated April 2nd 1891 and recorded prior hereto among the
Land Records of Frederick County, said plat being herewith made a part of this descrip-
tion, It is not, however, the intention of the grantor herein to dedicate, or in any way ma-
ke public, any of the Streets, avenues and alleys shown on said plat, reference to said
plat being hereby made solely for the full description of the lot hereby intended to be
conveyed. Being part of the land conveyed to the said 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;
Together with the improvements thereon and the rights and appurtenances thereto belon-
ging or appertaining except as herein limited, To have and to hold the above granted
property unto the said grantee his heirs and assigns forever, in fee simple; subject, howe-
ver 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 usual porches
with open sides or cornices 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 with 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 they shall be no more than one story in height
inside, whether attached to the ground floor or to the second or third story; but such
bays may have porches or verandas under or over them, of permanently opened at the sides
and front. 2nd. That no portion of the dwelling house shall be nearer to the side lines