State of Maryland,Frederick County,to-wit;-

I hereby certify that the aforegoing is a true copy of the original Deed from Mrs.Rose Cohen and James R.Cohen,her husband,to John M.Hartman as recorded in Liber #346,folio #442 etc,one of the Land Records of Frederick County,Maryland.

PLACE OF COURT SEAL

In Testimony Whereof,I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County at Frederick,Maryland,this 4th day of February,A.D.1926.

Eli G.Haugh
Clerk of the Circuit Court for Frederick Co.

(Filed February 5,1926)

" EXHIBIT NO. 5"

At the request of John M.Hartman the following deed is received for Record and Recorded Nov.13,1922 at 9.15 o'clock A.M. .50¢ stamp
Test; Eli G.Haugh,Clerk.

THIS DEED, made this 1st day of November,in the year nineteen hundred and twenty two,by us, Markell H.Nelson and Lola M.Nelson,his wife,of Frederick County,Maryland.

WITNESSETH,that for and in consideration of the sum of Ten Dollars,and other good and valuable considerations,we the said Markell H.Nelson and Lola M.Nelson his wife,do hereby grant and convey unto John M.Hartman,of Frederick City,Frederick County,Maryland,in fee simple,all the following described real estate situate,lying and being in Frederick District,Frederick County Maryland,and more particularly described as Lot No.12,on a certain Plat of a portion of "VILLA ESTATES" dated July 15th,1922,and duly recorded in Plat Bool,S.T.H.folio 134,one of the land records of said Frederick County said Lot No.12 having a frontage of Fifty (50) feet on Wilson Place and running back from Depth One Hundred Ninety (190) feet toma Twenty (20) foot alley with the right to use said alley in common with the owners of other lots abuting thereon; subject,however,to the right of the Mayor and Board of Aldermen of Frederick City,to Maintain the City water main running across the rear of said lot as shown on said Plat.

BEING apart of all that real estate conveyed by Lawson H.Summers and wife to the said Markell H.Nelson by deed dated June 27th,1922,and recorded in Liber No.340,folio 59,one of the land records;

TOGETHER with all rights,ways,easements and appurtenances thereunto belonging,subject,to the covenants that the front building line for the erection of a dwelling house on said lot shall not be less than Sixty (60) feet from the esstern line of Wilson Place and the front building line for the erection og any other buolding thereon shall not be less than One Hundred Ten (110) feet from the said Eastern line of Wilson Place and no dwelling house shall be erected on said lot at a cost of less than Three Thousand Dollars ($3000) ; and that no portion of the real estate hereby conveyed shall be granted,assigned,transferred,mortgaged or leased to any colored person or any person of African descent; and these shall be covenants running with the land.

WITNESS our hands and seals.

Markell H.Nelson (seal)
Lola M.Nelson (seal)

WITNESS;
Arthur H.Doll.

State of Maryland,Frederick County,to-wit;

I hereby certify,that on this 1st day of November,1922,before me,the subscriber,a Notary Public in and for the State of Maryland,and County of Frederick,personally appeared Markell H. Nelson and Lola M.Nelson,his wife,who did each acknowledge the above and aforegoing deed to be their respective act and deed.

PLACE OF Notarial SEAL

WITNESS my hand and Notarial Seal.

Arthur H.Doll
Notary Public.