Maryland and residents of the State of Montana, of the substance and object of this Bill and warning them to appear in this Court in person, or by solicitor, on or before a certain day, to answer the premises and show cause, if any they have, why a decree ought not to be passed as prayed. And as in duty, etc.

Parsons Newman
Solicitor for Complainants.

(Filed July 18, 1928)

"EXHIBIT DEED"

At the request of James W. Jennings the following Deed is received for Record and Recorded February 8th 1894 at 9 O'Clock A.M.
Test; John L. Jordan, Clerk.

THIS DEED made this Thirtieth day of January in the year Eighteen hundred and ninety-four by The Real Estate and Improvement Company of Baltimore City, a body corporate duly incorporated under and according to the laws of the State of Maryland, party of the first part, to James W. Jennings of Frederick County, State of Maryland, party of the ~~bs~~ secondpart,

WITNESSETH; That in consideration of the sum of Five hundred dollars in hand paid, the receipt whereof is hereby acknowledged, the said The Real Estate and Improvement Company of Baltimore City, doth hereby bargain and sell and convey unto the said James W. Jennings, his heirs, and assigns, subject to the conditions, restrictions and limitations, hereinafter set out, 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 of the south side of "A" Street one hundred (100) feet East of the East side of First Avenue, and running thence Easterly along the South side of A Street fifty (50) feet, thence southerly parallel to First Avenue, One hundred and fifty (150) feet to the North side of a forty (40) foot alley, thence Westerly along the North side of said Alley fifty (50) feet, thence Northerly parallel to First Avenue One hundred and fifty (150) feet to the place of beginning, being lot number sixteen (16) in block number Three (3) as shown on the plat of the Real Estate 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 party 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 desciription. It is not, however, the intention of the grantor herein to dedicate, or in anyway make public, any of the streets avenues and alleys shown on said plat-reference to said plat being hereby had 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 improvements thereto belonging or appertaining, Except as herein limited;

To have and to hold the above granted property unto the said James W. Jennings 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 usual porches, with open sides of cornices or eaves, may extend five feet into the foregourt, 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 thay shall be included within a trapezoid whose base along the front wall of the house does not extend eighteen feet, and whose sides form an angle of forty-five degrees with the base; and provided they shall be no more that 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, if permanently opened at the sides and front,. 2nd. That no portion of the dwelling house shall be nearer to the side line of