Extended,near the Northern Boundery Line of the City of Frederick,and known as "Palmer's Addition," Frederick County,Maryland,and descibed in a Plat of said Addition,prepared by Emory C.Crum,Civil Engineer,dated June 18,1923,and duly recorded among the Land Records of Frederick County,in Plat Book S.T.H.all of which will more fully and at large appear by reference to the deeds conveying said tracts of land to the said Grayson E.Palmer,respectively dated May 15,1920,recorded in Liber 338,folio 550,and August 1,1922,recorded in Liber 340, folio 403,Land Records of Frederick County,Maryland; and-

WHEREAS the lots hereinafter referred to is a part of the several tracts andparcels of land purchased as aforesaid; and-

WHEREAS the said Grayson E.Palmer and Bessie E.Palmer,his wife,have sold the hereinafter descibed Lot unto J.Wm.Dean,of Frederick County,State of Maryland,subject to the conditions and restrictions hereinafter enumerated;-

WITNESSETH, That for and in consideration of the premises and the sum of Ten Dollars ($10.00) and other good and valuable considerations,the receipt of which is hereby acknowledged,we,the said Grayson E.Palmer and Bessie C.Palmer,his wife,do hereby grant and conveyin fee simple,unto J.Wm.Dean,all that lot or parcel of land,known as Lot No.7,in sub-division "A" fronting sixty feet on North Market Street Extended,and running back along Fourteenth Street,an uniform width,180 feet to a twenty-foot alley,as laid out on the Plat of Palmer's Addition aforesaid,

TOGETHER with all and singular the rights,ways,privilages and advantages thereunto belonging,or anywise appertaining.

TO HAVE AND TO HOLD the above-described real estate and the rights,ways,and privilages thereunto belonging unto the said J.Wm.Dean,and to his heirs and assigns forvever,subject, however,to each and every covenant and agreement hereinafter specified.

AND the said grantee for himself,his heirs,esecutors,administrators,and assigns,covenant and agree with the said grantors,their heirs,executors,administrators and assigns,as follows;

1. That the said grantees will not erect or permit to be erected upon any portion of the aforesaid lot any building,except one detached dwelling house to be used for purposes of private residences only and said building line shall not be nearer than five feet to the adjoining owner on the south nor nearer than twenty feet to the southern line of 14th street as laid out on the Plat aforesaid,nor of less cost then six thousand dollars,and no lot to be built upon of less than sixty feet frontage (see exception in paragraph 7) .

2. That the said grantee will not sell or permit to be manufactured or sold,on the premises hereby conveyed any goods or merchandise,and will not carry on or permit to be carried on the said premises any trade or business,nor permit the sale of any spirituous liquors upon said premises.

3. That the front building line of any dwelling to be erected on said lot shall be parellel with,but nearer than fifty feet,from,the front line of said lot,nor shall any porch be erected in front of the said dwelling house to extend more than twelve feet from the building line of said lot,nor shall any bay window attached to said house extend more than five feet beyond the building line of said lot.

4. That the said grantee will not erect or permit to be erected any outside privy on said lot; that they will connect all inside closets by proper piping with any drain or sewer or well,proper to be used for such purposes.

5. That the said grantee will not erect or permit to be erected any fence of any kind upon said lot at any place on the front thereof,or from the rear of the dwelling house to the road or 14th Street,but a fence made of wire,iron or hedge may be used on any portion of said lot at any place from the rear of any dwelling house to the rear of said lot.

6. That the said grantee will not erect nor permit to be erected any hog pen upon said or