

Dollars. DOLLARS, current money for the due performance of his Said administration.



IN TESTIMONY WHEREOF, I hereunto set my hand and affix the seal of the Orphans' Court of Frederick County, this 28th day of April, 1937.

TEST: John Hershberger

Register of Wills for Frederick County, Md.

Filed April 29, 1937.

EXHIBIT "B"

At the request of Frank Bruchey, the following Deed is received for record and recorded May 12, 1936 at 12.30 o'clock P. M.

U.S. Internal  
\$.50

Test: Eli G. Haugh, Clerk.

Revenue Stamp

THIS DEED, made this 12<sup>th</sup> day of May, 1936, by Philip Wertheimer and Janis M. Wertheimer his wife, of Frederick City, Maryland.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt whereof is hereby acknowledged, and other good and valuable considerations, the said Philip Wertheimer and Janis M. Wertheimer, his wife, do hereby grant and convey, in fee simple, unto Frank Bruchey, all that lot or parcel of land, situate, lying and being in Frederick, Frederick County, State of Maryland, in Wertheimer's Addition to Frederick, being lot No. 14 on a plat of the same as surveyed by W. Jarboe Grove, County Surveyor, on the 16th day of August, 1934, and more particularly described as follows:

BEGINNING for the lot hereby intended to be conveyed at a point, being the Southwest corner of Sherman Avenue and a 20 ft. alley, said point being 228½ feet Westwardly along the South line of the aforesaid Avenue from the Southwest corner of Centre Street and Sherman Avenue, said corner being 225 feet Southwardly along the West line of Centre Street from the northeast corner of a certain "4 634/1000 acres tract" and running thence by and with the South line of Sherman Avenue in an Westerly direction 40 feet, thence in a Southerly direction and at right angles to Sherman Avenue 145.10 feet to the North side of a 16 ft. alley, thence by and with the North side of said alley in an Easterly direction 40 feet to the West side of a 20 ft. alley, thence in a Northerly direction by and with the West side of said alley 145.20 feet to the place of beginning.

BEING part of the same real estate heretofore conveyed unto the said Philip Wertheimer by Charles Wertheimer and Annie Mary Wertheimer, his wife, by deed dated the 12th day of March, 1930, and recorded in Liber No. 374, folio 34, one of the Land Records of Frederick County, Maryland.

TOGETHER with the right to use the said 16 foot alley or driveway aforesaid in common with the other abutting lot owners; and also with the right to the said grantee, his heirs and assigns to use a certain 20 foot alley or driveway leading from said 16 foot alley to Sherman Avenue.

And the grantee, for himself, his heirs, personal representatives and assigns does covenant with the grantors, their heirs and assigns that he will not erect or permit to be erected any building, garage or other structure within 25 feet of the curb line of said Sherman Avenue; and that no person or persons other than of the Caucasian race be permitted to occupy the above property, nor will he convey the said property to any person or persons not of said race.

All the covenants and agreements above expressed shall be held to run with and bind the land hereby conveyed.

And the grantors, hereby grant unto the grantee the option to purchase lot No. 15 on the plat aforesaid, fronting 40 feet on Sherman Avenue and having an average depth of 145.5 feet