

## EXHIBIT "B"

At the request of Peter J. Fockler and Ida Fockler the following Deed is received for record and recorded July 9th, 1904, at 2:55 o'clock P. M.

TEST: Samuel T. Haffner, Clerk.

This Deed made this Ninth day of September in the year 1903, 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 Peter J. Fockler and Ida E. Fockler, his wife, of Frederick County, State of Maryland, party of the second part,

Witnesseth: That in consideration of the sum of Seven hundred and fifty 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 Peter J. Fockler and Ida E. Fockler, his wife, their 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 on the north side of Potomac Avenue, one hundred and twenty five feet east of the northeast corner of Potomac and Second Avenues and running thence easterly along the north side of Potomac Avenue seventy five feet, thence northerly parallel with Second Avenue one hundred and twenty five feet to the south side of a forty foot alley; thence along the south side of said alley westerly seventy five feet; thence Southerly parallel with second avenue one hundred and twenty five feet to the place of beginning, being lot number 6, 7 and 8 in block number 5 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 description. It is not however, the intention of the grantor herein to dedicate or in any way 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 590. Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining, except as herein limited: To Have and to hold the above granted property unto the said Peter J. Fockler and Ida E. Fockler, his wife, their heirs assigns forever in fee simple, subject however, to the following agreements, restrictions and limitations:-

1st: That two dwellings only shall be erected on the property above described, but this restriction shall not be deemed to prevent the erection and use of a tenement for a servant whose whole time is employed by the occupants of the dwelling house,

2nd: No other buildings, except a stable and usual outhouses for domestic purposes only, shall be erected on said lot, and no part of said stables or outbuildings shall be nearer the street line than sixty feet and nearer the said lines of the lot than five feet,

3rd: That no wine, distilled or fermented liquor, or intoxicating drink of any kind, shall ever be sold or offered for sale on the premises.

4th: That no privy vault shall be built or used on said lot unless said privy vault is absolutely watertight and unless it is daily disinfected with dry earth, and, if offensive, the said privy vault shall be immediately cleaned.

5th: That no manure or offal shall be accumulated on the lot except in a water tight