

and Improvement Company's second 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 Rudolph T. Ault, dated February 2, 1892, and recorded prior hereto among the Land Records of Frederick County, said Flat being herewith made a part of this description. 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 Flat-reference to said Flat 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, and by Mary G. Orrison by deed dated December 7th, 1889, and recorded among said Land Records in Liber W. I. P. No. 9, folio 586.

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 Hanson M. Thompson and Emma C. Thompson, his wife, their 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 or cornices or caves, may extend five feet into the forecourt, and bay windows may also extend five feet into the forecourt, provided the\_ shall be distinctly bays opening from wider rooms and distinctly face on both sides by the main wall of the house; and provided they shall be included within a trapezoid whose base along the front wall of the house does not exceed eighteen feet, and whose sides form an angle of forty-five degrees with the base; and provided they shall be no more than 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 said line of the lot than five feet, 3rd. That one dwelling only shall be receted on the lot; 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. 4th. No other buildings, except a stable and usual out-houses for domestic purposes only, shall be erected on said lot, and no part of said stables or out-buildings shall be nearer the street line than sixty feet and nearer the side lines of the lot than five feet. 5th. That no wine distilled or fermented liquor, or intoxicating drink of any kind, shall ever be sold or offered for sale on the premises. 6th. That no privy vault shall be built or used on said lot unless said privy vault is absolutely water-tight, and unless it is daily disinfected with dry earth, and if offensive, the said privy vault shall be immediately cleaned. 7th. That no manure or offal shall be accumulated on the lot except in a water-tight covered pit, or in a close building, so that the smell may not annoy the neighbors. 8th. That no sewage or foul water shall be allowed to stand or flow upon the surface of the lot nor to flow over or into any adjoining lot or street. Until a public sewer is provided, all sewage produced on the lot shall be disposed of by a leaching cess-pool, or by sub-surface irrigation, or shall be removed to a safe distance. No leaching cess pool shall be constructed within sixty feet of any well, and no well shall be sunk within sixty feet of a leaching cess-pool; and connection shall be made for all house sewage with a sewer within one year after such sewer has been constructed. 9th. That the said lot shall not be sub-divided or sold in parcels, but shall be held as a single residence. 10th. That the said grantee shall, within one year, erect a dwelling house on said lot to cost not less than . And the said parties of the second part for themselves, their heirs, personal