EXHIBIT B

State of Md.
$.40
Recordation Tax

At the request of Aubrey A. Nicodemus the following Deed is received for record and recorded Oct. 25, 1944 at 2:55 o'clock P. M.

U. S. Internal
$.55
Revenue Stamp

Test: Ellis C. Wachter, Clerk.

THIS DEED, made this sixth day of October in the year of our Lord one thousand nine hundred and forty-four by and between JOHN J. SCHMIDT AND ADELLE B. SCHMIDT, his wife, both of the City of Frederick, County of Frederick, and State of Maryland, parties of the first part, and AUBREY A. NICODEMUS, of the City of Frederick, County of Frederick, and State of Maryland, party of the second part:

WITNESSETH, that in consideration of the sum of Ten ($10.00) Dollars and other valuable considerations to them in hand paid the said parties of the first part do grant and convey unto Aubrey A. Nicodemus, party of the second part, his heirs and assigns, in fee simple, all of those pieces or parcels of land ground situate, lying and being in the County of Frederick, State of Maryland, being a portion of the same land which the said parties of the first part obtained from Oliver T. Wallace and Mary B. Wallace, his wife, by deed dated the fifth of October 1927, recorded in the Land Records of Frederick County in Liber 364, at folio 41 and being described as follows, to wit:

BEING all of lots Nos. 3, 4, 5 and 6 in Section "B" of the D. H. Buckey property, on a plat prepared by Emory C. Crum, Engineer, dated September 15, 1927, and recorded in Plat Book E. G. H. 2, folio 10, one of the land records of Frederick County, and being more particularly described as follows, to-wit:

BEGINNING at a point in the Southern line of Frederick Avenue 350 feet Eastwardly from the intersection of the Southern line of Frederick line of Frederick Avenue with the Eastern line of Neidig Avenue, and running thence Southwardly parallel to Neidig Avenue 125 feet, to an alley; running thence Westwardly parallel to Frederick Avenue 100 feet to a point; running thence Northwardly parallel to Neidig Avenue 125 feet to the Southern line of Frederick Avenue; running thence with the Southern line of Frederick Avenue Eastwardly 100 feet to the point of beginning.

TOGETHER, with the buildings and improvements thereupon, erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or in anywise appertaining.

To have and to hold the above described real estate, together with all the rights, ways, privileges and appurtenances thereto belonging unto the said Aubrey A. Nicodemus, and his heirs and assigns, in fee simple, subject however to the following restrictions, conditions and reservations, in so far as they apply to the lands herein conveyed, which restrictions and conditions shall be construed as covenants running with the land, when applicable thereto and shall be binding upon the successors in title of the grantee herein named. And said grantee hereby covenant that he will carry out and comply with the same, so far as they apply to the land hereby conveyed:

No buildings other than residences, except garages and outhouses for domestic purposes only, shall be erected on the premises hereby conveyed for a period of fifty years from the date of this deed.

No building shall be erected within forty feet of the front building line of lots fronting on Market Street, and no building shall be erected at any point elsewhere in said subdivision closer than twenty five (25) feet to any street or avenue; this provision however does not apply to Neidig Avenue or to the twenty foot drive shown on said plat. No building shall be erected on the front of any lot within a distance of eighty (80) feet from the front line thereof which shall be closer than five (5) feet to the side line of the adjoining lot.