

Anderson and Amos T. Anderson, do hereby grant and convey, in fee simple, unto Russell Franklin Droneburg, Sr., Russell Franklin Droneburg, Jr., and Mary Frances Droneburg, as joint tenants and not as tenants in common, all those lots or parcels of land situate, lying and being in Frederick District, Frederick County, Maryland, and more particularly described as follows: Being lots Nos. 9 and 10 in Block F as laid out and designated on the Plat of Subdivision of Linden Hills, recorded in Plat Book S. T. H., Folio 112, one of the Record Books in the office of the Clerk of the Circuit Court for Frederick County, the lots hereby conveyed fronting 100 feet on Linden Avenue and having a depth of 190 feet as shown and laid out on the said Plat, and reference is hereby made to the said Plat for a more particular description, and being the same land and premises as referred to and described in the deed from James M. Goodman and Mary E. Goodman, his wife, to Carl A. Urban and Myra Edith Urban, his wife, dated August 26, 1925, and duly recorded in Liber 366, Folio 582, one of the Land Records of Frederick County aforesaid, (the said Carl A. Urban having died some time ago and the said Myra Edith Urban having since intermarried with Amos T. Anderson).

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, ways, privileges, advantages and appurtenances to the same belonging or anywise appertaining, and subject to the restrictions hereinafter specified:

And the said Grantees, their heirs and assigns, hereby covenant and agree with the said Grantors, their heirs and assigns, as follows:

- 1. That no building shall be erected on the aforesaid lots within 20 feet of the front line of said lots, and
- 2. That the aforesaid premises shall not be sold or leased to or occupied by any person other than of the Caucasian race;

And the aforesaid covenants shall be construed to be covenants running with the land and binding on all succeeding owners thereof.

WITNESS the hands and seals of said grantors.

Witness: Maggie M. Fox
Maggie M. Fox

Myra Edith Anderson (SEAL)
Myra Edith Anderson

Amos T. Anderson (SEAL)
Amos T. Anderson

STATE OF MARYLAND, FREDERICK COUNTY, to-wit:

I HEREBY CERTIFY, That on this 18 day of October, 1944, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Myra Edith Anderson and Amos T. Anderson, her husband, and acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and Notarial Seal.

Place of
Notarial
Seal

Maggie M. Fox
(Maggie M. Fox)

Notary Public

STATE OF MARYLAND, FREDERICK COUNTY, to-wit:

I hereby certify that the foregoing is a true copy of the Original Deed from Myra Edith Anderson and Amos T. Anderson, to Russell Franklin Droneburg, Sr., et al, as recorded in Liber No. 444, folio 244, one of the Land Records of Frederick County, Maryland.

Place of
Court
Seal

In Testimony Whereof, I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County, at Frederick, Maryland, this 28th day of July, A.D., 1949.

Ellis C. Wachter
Clerk of the Circuit Court for Frederick County, Maryland.

Filed July 28, 1949