

the Land Records of Prince George's County in Liber S. D. H. No. 337, folio 207.

EXCEPTIONS. (a) The right-of-way and easements for an Electric Railway acquired by the Columbia and Maryland Railway under and by virtue of a deed from Fillmore Beall and wife, dated January 11, 1896 and recorded among the Land Records of Prince George's County in Liber J. W. B. No. 35 folio 257, or which were acquired by said Railway Company under any other conveyance or in any manner whatsoever.

(b) Deed from Fillmore Beall and wife to Allan L. McDermott, dated November 16, 1901, and recorded as aforesaid in Liber No. 4, folio 527, conveying a strip of land for a right-of-way for an electric railway. (Same as J. W. B. No. 35, folio 257).

(c) Deed from Fillmore Beall to Chesapeake and Potomac Telephone Company of Baltimore City dated June 17, 1905, recorded as aforesaid in Liber No. 21, folio 587, conveying the right to construct and maintain telephone poles, wires, etc., along the roads, streets or highways adjoining the property of the Grantor in the First District of Prince George's County.

(d) Legal operation and effect of owners declaration of dedication made by Fillmore Beall, as set forth on the plat of Section No. 1 of Sunnyside, which plat is recorded among the Plat Records of Prince George's County in Liber S. D. H. No. 3, folio 32, as follows:

"This Declaration of Dedication made this.....day of.....in the year Nineteen Hundred and Twenty-Five.

Witnesseth, that I, Fillmore Beall, being the owner have caused to be surveyed and platted the land shown on this plat as set forth in the Engineers Certificate hereon, and by the execution of these presents, and the recording of this Plat to subdivide the land into Lots, Blocks, Public Highways, to be known as Section No. 1, Sunnyside, Prince George's County, Maryland, a part of the land acquired by me of Chapin Brown and dedicate the said Highways for any lawful purpose whatever.

And do further hereby declare and establish perpetually the building restriction lines herein indicated as the lines beyond which the erection of any building porch thereof or any other structure of a permanent nature exceeding four (4) feet, vertically is restricted.

And do further hereby agree to set forth in all conveyances as a covenant running with the land the Building Restriction Lines as shown and defined hereon.

And do further hereby declare the strips of ground designated hereon as Two Foot Reservation Strips as a reservation and not included in this dedication but to be reserved until