DEED

From
HARRIET R. CHEW, et al.

to
GOUCHER COLLEGE

BALTIMORE COUNTY

App. No. 8221

Written by V.M. - F.M.H.

Approved by J.M.

Ready for Record

THE MARYLAND TITLE GUARANTEE COMPANY
FIRST FLOOR, EQUITABLE BUILDING
BALTIMORE, MD.
THIS DEED, made this 28th day of August, in the year one thousand, nine hundred and twenty-one, by and between, HARRIET R. CHEW, SINGLE, NELLIE C. GREEN, single, J. MILTON GREEN and EDNA A. GREEN, his wife, BENJAMIN C. GREEN and CLARA E. GREEN, his wife, SAMPSON A. GREEN, single; HARRY B. GREEN, single; J. ROYSTON GREEN and MARY C. GREEN, his wife, SAMUEL C. GRASON and EMILY C. GRASON, his wife, and JACKSON P. GRASON, single, of the County of Baltimore, in the State of Maryland, and RICHARD S. HILL, her husband, of the City of Milwaukee, in the State of Wisconsin, and HARRIET R. PHELPS and WALLACE PHELPS, her husband, of the City of Philadelphia, in the State of Pennsylvania, parties of the first part, and GOUCHER COLLEGE, a body corporate, duly incorporated under the laws of the State of Maryland, party of the second part.

WITNESSETH, that in consideration of the sum of Ninety-One Thousand Five Hundred and Ninety-Dollars, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said GOUCHER COLLEGE, its successors and assigns, in fee simple, all that tract of land situate and lying in Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEGINNING, for the same on the south side of a road fifty feet wide at the beginning of that parcel of land which by deed dated January 31st, 1920, and recorded among the Land Records of Baltimore County, in Liber W.P.C. No. 520, folio 278, &c., was conveyed by Anna S. F. Grason, et al., to S. Duncan Black and Alonzo G. Decker, running thence and binding on the south side of said road fifty feet wide and reversely on the last or north sixty-two degrees fifty-nine minutes west two thousand and ninety-one feet four inches line of the above mentioned land, south sixty-two degrees fifty-nine minutes east two thousand and ninety-one feet four inches to a point in the Mine Bank or Providence Road and to intersect the last or north seventy-seven degrees thirty minutes east one thousand eight hundred and forty-four feet and nine inches line of that parcel of land which by Deed dated July 16th, 1917, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 483, folio 269, &c., was conveyed by Samuel Duncan Black, to the Black and Decker Manufacturing Company, thence running and binding on said line and in the Mine Bank or Providence Road, north seventy-seven degrees thirty minutes east seventy-eight feet and five inches, thence leaving the aforesaid Road and running north twenty-one degrees fifty-five minutes east two thousand eight hundred and eighty-nine feet, thence south seventy-two degrees fifty minutes east ninety-nine feet, thence north twenty-one degrees fifty-five minutes east two thousand nine hundred
and eighteen feet to a stone, thence north seventy-two degrees and forty-eight minutes west seven hundred and thirty-three feet to a stone, thence south twenty-four degrees forty-four minutes west forty-two feet and six inches to a stone, thence north seventy-two degrees west one hundred and forty-seven feet and four inches to a stone, thence south twenty-five degrees forty-two minutes west ten feet three inches to a stone, thence north sixty-seven degrees twenty-eight minutes west twenty feet to a stone, thence north twenty-five degrees forty-two minutes east nine feet and three inches to a stone, thence north seventy-two degrees west one hundred and ninety-nine feet eight inches to a stone, thence north twenty-three degrees fifty-one minutes west one hundred and seventy-six feet, eight hundred and seven feet eight inches to a stone, thence north ten degrees four minutes east one hundred and sixty-nine feet and seven inches to a stone, thence south sixty-eight degrees thirty-two minutes west one thousand, six hundred and twenty-five feet to a stone, on the east side of the Dulaney Valley Road, thence continuing the same course south sixty-eight degrees thirty-two minutes west thirty-three feet to the centre of the aforesaid Road, thence running and binding on the centre of the Dulaney Valley Road, the six following courses and distances, viz: South eight degrees eight minutes west seven hundred and eighty-eight feet eight inches, south seventeen degrees five minutes west three hundred and thirty feet, south sixteen degrees twenty-three minutes west three hundred and thirty-five feet south fifteen degrees twenty-three minutes west one thousand, one hundred and seventy-one feet and six inches south fourteen degrees forty-three minutes west five hundred and ninety-four feet south fifteen degrees thirteen minutes west eight hundred and forty-four feet nine inches, thence leaving the Dulaney Valley Road and running south thirty-six degrees twenty-four minutes east ninety-nine feet to a stone, thence south sixty-four degrees twenty-seven minutes east four hundred and five feet and nine inches to a stone herebefore planted as the beginning of that parcel of land which by deed dated January 7th, 1886, and recorded among the Land Records of Baltimore County, in Liber W.M.I. No. 149, folio 540, &c., was conveyed by Samuel Chew, et al, to the Trustees of Epsom Chapel, and running thence binding on said land north three degrees thirty-five minutes east two hundred and ninety-six feet and seven inches to the south side of the above mentioned road fifty feet wide, and thence running and binding on the south side of the aforesaid road and on the lands of the Epsom Church lot, Harriet Ridgely Chew, Anna S. F. Green and Samuel A. Green, south eighty-one degrees eleven minutes east one hundred and seventy-six feet, 'south eighty-nine degrees five minutes east eight hundred and twenty-eight feet and six inches to the place of beginning. Containing four hundred seven and one-tenth acres of land, more or less.

B E I N G - part of the land, which by Deed of Partition, dated June 16th, 1867, and recorded among the Land Records of Baltimore County in Liber J.N.B. No. 54, folio 267, &c., was conveyed by Charles R. Chew, et al, to Benjamin Chew, et al.

SEE ALSO, - copy of the Last Will and Testament of Benjamin Chew, recorded in the Office of the Register of Wills for Baltimore County in Wills Liber T.P. No. 7, folio 428.

SEE ALSO, - copy of the Last Will and Testament of Charles R. Chew, recorded in the Office of the Register of Wills aforesaid in Wills Liber J.N.B. No. 5, folio 44, by which two Wills the hereinbefore described property, together with other property, become vested in Elizabeth Ann Chew,
Anna S. P. Grason, nee Chew, Charles Ridgely Chew, Harriet R. Chew, Henry B. Chew, Katherine Chew and Benjamin Chew; the said Charles Ridgely Chew, Katherine Chew and Benjamin Chew having all since died, unmarried, intestate and without issue; said Elizabeth Ann Chew departing this life, intestate on or about November 26th, 1913, leaving surviving her her sole heirs-at-law the said J. Milton Green, Samuel A. Green, Benjamin C. Green, Bessie C. Greene and Harry B. C. Green.

SEE ALSO,- copy of the Last Will and Testament of Henry B. Chew, recorded in the Office of the Register of Wills aforesaid in Wills Liber W.J.P. No. 20, folio 27.

SEE ALSO,- two deeds from Benjamin Chew, recorded respectively among the Land Records of Baltimore County in Liber W.P.C. No. 276, folio 201, and Liber W.P.C. No. 282, folio 171.

SEE ALSO,- the Last Will and Testament of Anna S. P. Grason, recorded in the Office of the Register of Wills aforesaid in Wills Liber W.J.P. No. 21, folio 380; William Grason, the husband of Anna S. P. Grason, having died intestate on or about May 12th, 1921, leaving surviving him as his sole heirs at law, his children, the said Mary C. Green, Anna S. P. Hill, Samuel C. Grason, Jackson P. Grason and Harriet R. Phelps.


TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining; and especially all right, title and interest of the grantors herein in and to all the roadways running through or binding along the property hereby conveyed.

TO HAVE AND TO HOLD,- the said lot of ground and premises, unto and to the use of the said Goucher College, its successors and assigns, in fee simple, forever; subject however, to the following covenants, conditions and restrictions, to wit:-

(a) That no manufacturing plant, factory of any kind, slaughter house, brewery, or building for the manufacture or sale of spirituous liquor, hospital or sanitarium for the treatment of contagious or infectious diseases, penal institutions, reformatories, or nuisances of any kind, shall ever be erected, maintained, or permitted, either by said Vendee, or its assigns, upon the land and premises herein sold.

(b) That no dwelling house or building for residential purposes shall be erected or maintained upon said land at a cost of less than
Five Thousand Dollars, ($5,000.00), Necessary outbuildings excepted.

(c) That no part of said land or premises shall ever be leased, sold, transferred to or occupied by any person of the African Race; this provision however, not to apply or include occupancy of servants, or employees of the owners of the premises.

(d) That the conditions, limitations and restrictions herein imposed shall be embodied in and form a part of all deeds and conveyances hereafter executed for the transfer of any part or parcel of the land herein agreed to be sold.

IT BEING UNDERSTOOD AND AGREED,- that the fifty foot road running from the Providence Road to the Dulaney Valley Turnpike Road, as laid out in the aforesaid deed from Anna S. P. Grason to S. Duncan Black, et al, shall be forever closed and abandoned from the point where the same intersects the easternmost line of what is now known as the Epsom Chapel lot westwardly to the Dulaney Valley Turnpike Road, insofar as the parties hereto are concerned or interested.

AND,- the said grantors hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed; and they will execute such further assurances of said land as may be requisite.

WITNESS, the hands and seals of the said grantors.
STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 13th day of August, in the year one thousand, nine hundred and twenty-one, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Harriet R. Chew, Bessie C. Green, single, J. Milton Green and Edna A. Green, his wife, Benjamin C. Green and Clara E. Green, his wife, Samuel A. Green, single, Harry B. C. Green, single, J. Royston Green and Mary C. Green, his wife, Samuel C. Grason and Emily C. Grason, his wife, and Jackson P. Grason, single, thirteen of the grantors named in the foregoing deed and acknowledged said deed to be their respective act.

AS WITNESS,— my hand and notarial seal.

STATE OF PENNSYLVANIA, COUNTY OF

I HEREBY CERTIFY,— that on this 6th day of August, in the year one thousand, nine hundred and twenty-one, before me, the subscriber, a Notary Public of the State of Wisconsin, in and for the County aforesaid, personally appeared Anna G. Hill and Richard S. Hill, her husband, two of the grantors named in the foregoing deed and acknowledged said deed to be their respective act and in my presence signed the same.

AS WITNESS,— my hand and notarial seal.

STATE OF WISCONSIN, COUNTY OF

I HEREBY CERTIFY,— that on this 2nd day of August, in the year one thousand, nine hundred and twenty-one, before me, the subscriber, a Notary Public of the State of Pennsylvania, in and for the County aforesaid, personally appeared Harriet W. Phelps and W. Wallace Phelps, her husband, two of the grantors named in the foregoing deed and acknowledged said deed to be their respective act, and in my presence signed the same.

AS WITNESS,— my hand and notarial seal.