

LYON & FITCH INC.

to B. & S.

HARRY R. THOMAS et als TRUSTEES

THIS DEED, made this 3rd day of March,

1925, by and between LYON & FITCH, In-

corporated, party of the first part, and

HARRY R. THOMAS, JAMES N. DORSEY and LOUIS C. CARL, Trustees for the LYON PARK COMMUNITY CENTER, parties of the second part.

WITNESSETH, That for and in consideration of the sum of Five (\$5.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, before the sealing and delivery hereof, the said party of the first part does grant, bargain, sell and convey unto the said parties of the second part, as Trustees for the Lyon Park Community Center, all of that certain piece, parcel, lot or tract of land, situate, lying and being in Arlington County, Virginia, and particularly known and described as follows, to-wit:

"Beginning at a point in the West line of Spruce street, 150 feet south of the intersection of the west line of Spruce Street with the south line of Cathcart Avenue, thence South 62 degrees 36 minutes west for a distance of 80 feet, thence south 27 degrees 40 minutes east paralleling the west line of Spruce street and 80 feet distant therefrom to a point in the north line of Park Avenue, thence following the north line of Park Avenue in a southeasterly direction to an intersection with the west line of Spruce Street, thence following the west line of Spruce street North 27 degrees 24 minutes west to the point of beginning, containing 20,000 square feet, more or less."

The parties hereto expressly agree upon the following specifications from one to four inclusive, and that the same shall constitute and be construed as covenants running with the land for a period of thirty years from January 1, 1924:

1. No liquor shall be brought into, sold or dispensed on this property.
2. The property shall not be used for the conducting of any business that constitutes a nuisance to other lot owners on the subdivision.
3. No building costing less than \$4000.00 shall be erected on the property.
4. Neither said property nor any part thereof nor any interest therein shall be loaned, sold or leased to any one not of the Caucasian Race, for a period of ninety-nine years from September 1. 1923.

To have and to hold the said property for the use and benefit of the said Lyon

Park Community Center and if at any time the said property should be abandoned or cease to be used for this purpose the said property is to revert to whomsoever the Park adjoining this property shall at that time be owned or controlled and be and become a part of the said Park.

IN TESTIMONY WHEREOF, the said party of the first part has caused these presents to be signed by its President and its corporate seal to be attached and attested by its Secretary, the day and date hereinbefore written.

CORPORATE SEAL

LYON & FITCH, Incorporated,

ATTEST:

BY FRANK LYON------(SEAL)

CHARLES W. SMITH
Secretary.

STATE OF VIRGINIA,

COUNTY OF ARLINGTON, to-wit:-

I, CARROLL PIERCE JR., a Notary Public in and for the County and State aforesaid, whose commission expires on the 4th day of December, 1927, do certify that FRANK LYON, President and CHARLES W. SMITH, Secretary, whose names are signed to the foregoing deed, bearing date on the 3rd day of March, 1925, have acknowledged the same before me in my County and State aforesaid, as the act and deed of the said corporation.

GIVEN under my hand this 19th day of March, 1925.

CARROLL PIERCE JR.

Notary Public.

VIRGINIA

In the Clerk's Office of the Circuit Court of Arlington County Apr. 7, 1925 this deed was received, and with the annexed certificate admitted to record at 1:00 o'clock P. M.

Teste;

B. G. Amey Clerk.