

THIS INDENTURE, Made the 2nd day of January, in the year Nineteen Hundred and Twenty-nine.

BETWEEN Caroline L. Witbeck, of the Town of Guilderland, County of Albany, and State of New York, party of the first part, and Robert S. Ryan of the City of Albany, County of Albany and State of New York and Vera H. Ryan, his wife, parties of the second part. WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar (\$1.00) lawful money of the United States, and other good and valuable considerations paid by the parties of the second part, does hereby grant and release

unto the said parties of the second part, their heirs and assigns forever. ALL that tract or parcel of land, situate in the Town of Guilderland, County of Albany, State of New York, known and designated as lots numbered 300, 301, 302 and the southerly portion of 303, on a certain plan of lots entitled "Country Club Highlands" situate in the Town of Guilderland, County of Albany, State of New York, surveyed for Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, surveyor, and filed November 21st, 1928 in the office of the County Clerk of Albany County, State of New York, as Revised Map of "Elmwood Street", bounded and described as follows:

Beginning at a point in the westerly line of Elmwood Street 225 feet northerly of the point of intersection of said westerly line of Elmwood Street, with the northerly line of Western Ave., and running westerly 150 feet along a line at an angle of 90 degrees with said westerly line of Elmwood Street; thence northerly 75 feet parallel with said westerly line of Elmwood Street; thence easterly 150 feet along a line at an angle of 90 degrees with said westerly line of Elmwood Street; thence southerly 75 feet along said westerly line of Elmwood Street to the point of beginning. Said parcel in the aggregate represents a rectangular are, 75 feet by 150 feet or 11,250 square feet.

Said premises are sold subject to the following restrictions; No building to be erected, other than a one family dwelling house and appurtenances, and not less than 35 feet from the westerly line of Elmwood Street except a porch or stoop, and at a cost of not less than \$7500. No intoxicating liquors to be sold and no business or manufacturing carried on on said premises. Said covenants as to restrictions are to be continuous and running with the land.

Together with the right to use in common with others the fifteen foot alley in the rear of premises hereby conveyed and leading into Elmwood Street as the same is shown on map entitled "Second Revised Map of Country Club Highlands, Revised as of Nov. 1st, 1928" and filed in Albany County Clerk's Office in Book No. 67 of Maps, Volume No. 3, No. 10.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the said premises.

TO HAVE AND TO HOLD the above granted premises, unto the said parties of the second part, their heirs and assigns forever.

AND the said Caroline L. Witbeck, party of the first part, does covenant with the said parties of the second part as follows:

- First. That the parties of the second part shall quietly enjoy the said premises.
- Second. That the said Caroline L. Witbeck party of the first part will forever WARRANT the title to said premises.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Caroline L. Witbeck, L.S.

STATE OF NEW YORK, COUNTY OF ALBANY, CITY OF ALBANY s.s. On this 2nd day of January in the year Nineteen Hundred and Twenty-nine, before me, the subscriber, personally appeared, Caroline L. Witbeck, to me known and known to me to be the same person described in, and who executed the within Instrument, and she acknowledged to me that she executed the same.

Ada M. Cook,
Notary Public, Albany Co.
Albany, N.Y.

Rec. Jan. 4, 1929, 1:25 P.M.

Charles E. Wood
Clerk.

THIS INDENTURE, Made the 31st day of December, Nineteen Hundred and twenty-eight. BETWEEN Arthur F. Pitkin of the City of Schenectady, State of New York and Benjamin F. Witbeck of the Town of Guilderland, County of Albany, State of New York, co-partners doing business as Pitkin-Witbeck Realty Company; and Agnes W. Pitkin, wife of said Arthur F. Pitkin, parties of the first part, and Caroline L. Witbeck, party of the second part.

WITNESSETH, that the part of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, her heirs and assigns forever.

ALL that tract or parcel of land, situate in the Town of Guilderland, County of Albany, State of New York, known and designated as a strip of land fifteen feet wide at the rear of lots numbered 297 to 321 inclusive, on a certain plan of lots entitled "Country Club Highlands" surveyed by Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, surveyor, and filed December 31st, 1912, in the office of the County Clerk of Albany County in the State of New York as Revised map of "Country Club Highlands", bounded and described as follows: Beginning at a point 100 feet westerly of the westerly line of Elmwood Street, and 165 feet northerly of the northerly line of Western Ave. at the southwesterly corner of lot #297, and running northerly 500 feet parallel to said westerly line Elmwood St. to the southerly line of lot 322, thence westerly 15 feet at an angle of 90 degrees to said westerly line of Elmwood St., thence southerly 500 feet parallel to said westerly line of Elmwood St., thence easterly 15 feet to the point of beginning. Said parcel is a rectangular area 15 feet by 500 feet or 7500 square feet.

The said premises are sold subject to the following restrictions; No building to be erected other than a one family dwelling house and appurtenances. No intoxicating liquors to be sold and no business or manufacturing carried on on said premises. Said covenants as to restrictions are to be continuous and running with the land.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, her heirs and assigns forever.

AND said Arthur F. Pitkin and Benjamin F. Witbeck, covenant as follows:

First. That said Arthur F. Pitkin and Benjamin F. Witbeck are seized of said premises in fee simple, and have good right to convey the same.

Second. That the party of the second part shall quietly enjoy the said premises.