

THIS INDENTURE, Made the Twentieth day of August, in the year Nineteen Hundred and thirty-one BETWEEN CAROLINE L. WITBECK, residing in the Town of Guilderland, County of Albany and State of New York, party of the first part, and GEORGE H. LEVENS, of the City and County of Albany, State of New York, party of the second part. WITNESSETH, that the said party 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, does hereby grant and release unto the said party of the second part, his 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 Lot 299 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 P. Pitkin and Benjamin F. Witbeck by Leslie Allen surveyor, filed November 21, 1929 in the office of the County Clerk of Albany County in the State of New York a Second Revised Map of "Country Club Highlands" bounded and described as follows: Beginning at a point in the westerly line of Elmwood Street 205 feet westerly of the point of intersection of said westerly line of Elmwood Street with the northerly line of Western Avenue and running westerly 150 feet at an angle of 90 degrees with said westerly line of Elmwood Street; thence northerly 20 feet parallel with said westerly line of Elmwood Street; thence easterly 150 feet at an angle of 90 degrees with said westerly line of Elmwood Street; thence southerly 20 feet along said westerly line of Elmwood Street to the point of beginning. Said parcel comprises a rectangular area 20 feet by 150 feet or 3000 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 and not less than 35 feet

from said westerly line of Elmwood Street, except a porch or stoop at a cost of not less than \$3,000. 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 party of the first part in and to the said premises.

TO HAVE AND TO HOLD The above granted premises, unto the said party of the second part, his heirs and assigns forever.

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

FIRST.-That the party 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 ) ss.:

On this 20th day of August in the year Nineteen Hundred and thirty- one 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 duly acknowledged to me that she executed the same

Alma H. Newton

Comp. of Deeds, Albany, N.Y.

*Alma H. Newton*

Rec. Aug. 21, 2:02 P.M. 1931...

Clerk...