

and Northerly by lands of Louis F. Schuster and Catherine G. Schuster, his wife and Westerly by the said Guilderland Highway.

Being a portion of the same premises conveyed to the parties of the first part herein by deed of Harvey Masters and wife dated October 27, 1921, and duly recorded in the Albany County Clerk's Office.

The above described premises are hereby sold and conveyed subject to the covenant, condition and restriction that no building or other structure or any portion thereof shall be erected within forty (40) feet of the easterly line of said Guilderland highway.

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 his heirs and assigns forever.

And said Louis F. Schuster and Katherine G. Schuster, his wife, covenant as follows:

First.- That the party of the second part shall quietly enjoy the said premises;

Second.- That said Louis F. Schuster and Katherine G. Schuster, his wife, will forever Warrant the title to said premises.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Louis F. Schuster L.S.  
Katherine G. Schuster L.S.

State of New York  
County of Schenectady ss.:  
City of Schenectady

On this 22nd day of October Nineteen Hundred and Twenty-eight before me, the subscriber, personally appeared Louis F. Schuster and Katherine G. Schuster, his wife, to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they severally acknowledged to me that they executed the same.

Thaddeus S. Ogonowski  
Notary Public, Schenectady County;  
Certificate of authority filed in Albany  
County Clerk's Office.

Rec Nov 24, 1928  
At 10.41 A.M.

*George R. Sloan*  
Clerk.

This Indenture made the Twenty-second day of November in the year Nineteen hundred and twenty eight between Caroline L. Witbeck of the Town of Guilderland, County of Albany and State of New York, party of the first part, and Leonard J. Klett, of the County of Albany State of New York, and Harriet L. Klett, his wife, as man and 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 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 and State of New York, known and designated as lots numbered 304, 305, 306 and the northerly portion of lot number 303.

On a certain plan of lots entitled County Club Highlands situate in the Town of Guilderland, County of Albany and 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 the County of Albany, State of New York, as Second Revised Map of County Club Highlands, bounded and described as follows.

Beginning at a point in the westerly line of Elmwood Street 300 feet northerly of the point of intersection of said westerly line of Elmwood Street with the northerly line of Western Avenue and running westerly 150 feet along a line at an angle of 90 degrees with

COPIED  
BY [Signature]  
COMPARER  
BY [Signature]

said westerly line of Elmwood Street ; thence northerly 65 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 65 feet along said westerly line of Elmwood Street to the point of beginning. Said parcel represents a rectangular area 65 feet by 150 feet or 9,750 square feet.

The said premises are sold subject to the following restrictions.

No building to be erected, other than a one dwelling house and appurtenances, and not less than 35 feet from the westerly line of Elmwood Street except a perch or steep, and at a cost of not less than \$ 7,500.00. 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 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 <sup>warrant</sup> 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 twenty second day of November in the year Nineteen hundred and twenty eight 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. Dec. 1, 10:54 A.M. 1928.

George R. Hoart  
Clerk.

CP  
HAROLD  
W. J.