

THIS INSTRUMENT Made the 19th day of September, in the year Nineteen Hundred and forty-five BETWEEN MARY WITBECK of the Town of Guilderland, county of Albany, State of New York party of the first part, and Byron S. Snowden and Mary A. Snowden, his wife of and residing in the Town of Guilderland, County of Albany, State of New York, parties 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, 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 Nos. 346, 347, and 348 on a Certain Plan of lots entitled "Country Club Highlands" in said Town of Guilderland Surveyed for Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, surveyor and filed November 21, 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 easterly line of Fuller Road three hundred sixty-five (365) feet northerly from the northerly line of Western Avenue and running easterly seventy-nine (79) feet along a line at an angle of 90 degrees with the westerly line of Elmwood Street, thence northerly sixty (60) feet along a line parallel with said westerly line of Elmwood Street; thence westerly sixty-seven feet, four inches (67ft.4 in.) along a line at an angle of 90 degrees with said westerly line of Elmwood Street to the said easterly line of Fuller Road; thence southerly sixty one feet, one and three eights inches (61 ft. 1-38 in.) along said easterly line of Fuller Road to the point of beginning.

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 twenty (20) feet from said easterly line of Fuller Road. No intoxicating liquors to be sold and no business or manufacturing carried on on said premises. Said covenants as to restrictions 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 Mary 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 Mary 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.

In Presence of Mary Witbeck L.S.  
Charles B. Sullivan By Emma W VanLoan Attorney in Fact

U.S.R. Stamps Canc. \$ .55

STATE OF NEW YORK COUNTY OF ALBANY CITY OF ALBANY SS: On this 19th day of September in the year Nineteen Hundred and Forty-five before me, the subscriber, personally appeared EMMA W. VAN LOAN Attorney in Fact for Mary Witbeck to me known and known to me to be the person described in, and who executed the within instrument and she duly acknowledged