

1947 17.6 205

# This Indenture.

Made the 20th day of June in the year Nineteen Hundred and forty-seven

**Between** Mary Witbeck of the Town of Guilderland, County of Albany, State of New York

party of the first part, and Edward Van Leuven and Susan Van Leuven, his wife of 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----- Dollars

(\$1.00-----) lawful money of the United States, and other valuable considerations,----- paid by the parties of the second part, they hereby grant and release unto the said parties of the second part, their heirs

and assigns forever, all that tract or parcel of land situated in the Town of Guilderland, County of Albany, State of New York known and designated as lots numbered 357, 358, 359, the northerly half of lot 360, and the southerly part of 360 on a certain plan of lots entitled "Country Club Highlands", and filed on Nov. 21, 1928 in the Albany County Clerk's Office in the 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 575 feet northerly of the northerly line of Western Avenue and running easterly 38 feet 2 1/2 inches at right angles to the westerly line of Elmwood Street; thence northerly 77 feet parallel with said westerly line of Elmwood Street; thence westerly 23 feet 2 1/2 inches at right angles to said westerly line of Elmwood Street; thence southerly 78 feet 5 1/2 inches along said easterly line of Fuller Road to point of beginning.

Said lots are sold subject to the following restrictions: No building to be erected other than a one-family dwelling house and appurtenances and at a cost of not less than \$3500.00; and not less than 20 feet from said easterly line of Fuller Road, except a porch or stoop. No intoxicating liquors to be sold and no business or manufacturing to be 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 part y of the first part in and to the said premises.

**To have and to hold** the above granted premises, unto the said part 1es of the second part, their heirs and assigns forever.

**And** the said Mary Witbeck

part y of the first part, do es covenant with the said part 1es of the second part as follows:

**First** --That the part 1es of the second part shall quietly enjoy the said premises.

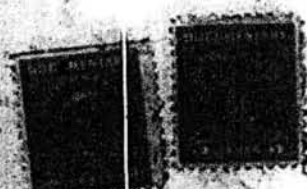
**Second** --That the said Mary Witbeck

part y of the first part will forever ~~warrant~~ the title to said premises

**In Witness Whereof**, The said part y of the first part has hereunto set her hand and seal the day and year first above written

In Presence of

Mary Witbeck



1876  
1876  
1876