

THIS INDENTURE, Made the 27th day of April, in the year Nineteen Hundred and forty.  
BETWEEN Caroline L. Witbeck, of the Town of Guilderland, County of Albany, State of New York,  
party of the first part, and William W. Farley, widower, of the City of Albany, 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 and 00/100 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, located in the Town of Guilderland, County of Albany, State  
of New York, known and designated as South half of lot #291, lots #292 to #296 inclusive,  
said lots being on the East side of Elmwood Street; northerly part of lot #342, lots # 343  
to #360 inclusive, said lots being on the East side of Fuller Road as shown on a map designated  
as Revised Map of Elmwood Street; and lots #325 to #335 inclusive, all as shown on a plan of  
lots entitled "Country Club Highlands" and filed Dec. 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 in the easterly line of Elmwood Street  
775' northerly from the point of intersection of said easterly line of Elmwood Street with the  
northerly line of Western Avenue and running easterly 150' at right angles to said easterly  
line of Elmwood Street; thence northerly 100' to the northerly line of the "McKown Farm";  
thence westerly along said northerly line of the McKown Farm to said easterly line of  
Elmwood Street; thence southerly along said line of Elmwood Street about 140' to the point of  
beginning. Also that piece or parcel of land beginning at a point in the easterly line of  
Fuller Road 300' from Western Avenue and running easterly 91.66' at an angle of 90 degrees  
with the westerly line Elmwood Street; thence northerly 365' parallel to said westerly line  
of Elmwood Street; thence westerly 20.7' at right angles to said westerly line of Elmwood  
Street; thence southerly about 372.8' along said easterly line of Fuller Road to the point  
of beginning.

Also that piece or parcel of land beginning at a point in the westerly line of Elmwood Street  
725' northerly of the point of intersection of the latter line with the northerly line of  
Western Avenue; and running westerly about 184.5' at right angles to said westerly line of  
Elmwood Street, to the easterly line of Fuller Road; thence northerly about 245' along the  
easterly line of Fuller Road to the northerly line of the McKown Farm; thence easterly about

150' along the latter line to its intersection with the westerly line of Elmwood Street; thence southerly about 205' along said westerly line of Elmwood Street to the point of beginning.

Said lots are sold subject to the following restrictions; no buildings to be erected other than one-family dwelling houses and appurtenances and not less than 36' from said easterly line of Elmwood Street, except a porch or stoop; and at a cost of not less than \$3500 for each house. 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 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.

In Presence of

Caroline L. Witbeck, L.S.

U.S.R. Stamp \$5.00 Cancelled.

STATE OF NEW YORK, COUNTY OF ALBANY, CITY OF ALBANY s.s. On this 27th day of April in the year Nineteen Hundred and forty 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.

Arthur John Rose,

Notary Public.

Rec. May 15, 1940, 1:38 P.M.

*John A. [Signature]*  
Clerk.

*RPM*  
*7/2*