

THIS INDENTURE Made the 10th day of April, in the year Nineteen Hundred and forty-one BETWEEN Edmund F. Bainbridge of the City and County of Albany, State of New York, party 160 Manning Blvd., party of the first part, and Zoe Hood Tunnickliff of the Village of Quaker Street, County of Schenectady, State of New York, party (no street number) 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 party of the second part, does hereby grant and release unto the said party of the second part, her 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 as the northerly part of lot #114; lots #115, #116, #117 and a

triangular gore adjoining said #117 on a certain plan of lots known as and entitled "COUNTRY CLUB HIGHLANDS", surveyed for Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, Surveyor and filed Dec. 31st., 1912 in the Albany County Clerk's Office in the State of New York as "Revised Map of COUNTRY CLUB HIGHLANDS", said lots in the aggregate being described and bounded as follows:

Beginning at a point in the easterly line of Norwood Street 530 feet northerly of the point of intersection of said easterly line of Norwood Street with the northerly line of Western Avenue and running easterly 150 feet at right angles to said easterly line of Norwood Street; thence northerly about 43 feet 2 inches parallel with said easterly line of Norwood Street to the northerly line of the property of said parties of the first part and known as Bleecker or Corporation line; thence westerly 152 feet - 2 1/2 inches along said latter line; thence southerly on and along said easterly line of Norwood Street about 82 feet - 2 inches to the point and place 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 20 feet from said easterly line of Norwood Street except a porch or stoop; and at a cost of not less than \$4500.00. 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 parties 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, her heirs and assigns forever.

AND the said Edmund F. Bainbridge 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 Edmund F. Bainbridge 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 his hand and seal the day and year first above written.

In Presence of

Edmund F. Bainbridge L. S,

(\$1.65 U.S.I.R.S. Cancelled)

STATE OF NEW YORK COUNTY OF ALBANY CITY OF ALBANY SS: On this tenth day of April in the year Nineteen Hundred and forty-one, before me, the subscriber, personally appeared Edmund F. Bainbridge to me known and known to me to be the same person described in, and who executed the within Instrument, and he acknowledged to me that he executed the same.

Arthur John Rose,
Notary Public,

Rec May 8, 1941, 1:05 P. M.

Clerk.

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PREPARED
K.F.