

WARRANTEE DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT I, EDWARD L. PARKER of Washington in the District of Columbia, doing business under the name and style of THE LAKE REALTY COMPANY, East Haddam, County of Middlesex State of Connecticut for the consideration of One (\$1.00) dollar and other valuable considerations received to our full satisfaction of

MILLEARD F. WARNER 191 Willow St NEW HAVEN, CONN.
do give, grant, bargain, sell and confirm unto the said Millard F. Warner his heirs, executors, administrators and assigns the land described as follows, to wit;

LOT 8 BLOCK 37
of the subdivision known as MOODUS ESTATES East Haddam, Connecticut a plan of which is recorded in East Haddam Land Records

The said Grantees shall have a right of way in common with others for all the usual purposes of a way over all streets and ways shown on said plan, and upon any other Plan of which this development is a part.

The said Grantors reserve the right to install telephone and electric light poles and wires, gas and water mains or license or permit the same to be done, in, upon or over the said streets or ways and to conduct telephone or electric light wires over any of said lots from any pole located upon any street or way to any lot shown on said Plan.

Said premises are conveyed subject to the following restrictions:

1. No building shall be erected on said premises any portion of which shall be within ten (10) feet of the Line of said premises or within four (4) feet from the side line of any adjoining lot owner
2. No building shall be erected on said premises less than eighteen (18) feet in length and fourteen (14) feet in width
3. No building shall be erected on said premises except; One family dwelling house and private garage. Any garage erected on said premises must conform generally in appearance and material to any dwelling on said premises.
4. No outside toilet or privy shall be constructed on said premises.
5. No portion of said premises shall be conveyed or leased to any other than the Caucasian Race.
6. No animals or poultry shall be kept or maintained on said premises except household pets.
7. Said premises shall not be used for any commercial or manufacturing purposes of any kind.
8. Any building constructed of wood must be stained or painted with at least two coats of paint or stain.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto them the said grantee his heirs and assigns forever to them and their own proper use and behoof. And also we the said grantors do for ourselves and our heirs, executors and administrators covenant with the said grantee and his heirs and assigns that at and until the enrolling of these presents we are well seized of the premises as a good indefeasible estate in FEE SIMPLE and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever

stamps attached 55¢

AND FURTHERMORE we the said grantors do by these presents bind ourselves and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee and heirs and assigns against all claims and demands whatsoever

IN WITNESS WHEREOF We have hereunto set our hand and seal this 5th day of November in the year of our Lord nineteen hundred and forty-nine

Signed, sealed and delivered
in presence of
Helen Canavan
Grace Peck Simmons

Edward L. Parker L.S.

STATE OF FLORIDA
COUNTY OF DADE SS

November 5th 1949

Personally appeared Edward L. Parker signer and sealer of the foregoing Instrument and acknowledged the same to be his free act and deed before me

Zelia Francis B. Wimbish
Notary Public State of Florida at Large
My Commission expires Nov. 26, 1950

Received for record Dec 21 1950
at 3:35 PM and recorded by

Ida W. Hall
ass't Town Clerk