

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 and State of Connecticut, for the consideration of One (\$1.00)  
 dollar and other valuable considerations received to our full satisfaction of  
 WILLIAM E. JONES or ANNA L. JONES 607 West Main St Norwich Conn. do give, grant  
 bargain, sell and confirm unto the said WILLIAM E. JONES and ANNA L. JONES heirs  
 executors, administrators and assigns, the land described as follows, with the right  
 of survivorship, to wit LOT 12 BLOCK 34 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, or 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 front 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;

(a) 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 pur-  
 poses 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 appurten-  
 ances thereof, unto them the said grantee their heirs and assigns forever, to them a  
 and their own proper use and behoof. And also, we the said grantors do for oursel-  
 ves and our heirs, executors and administrators, covenant with the said grantee  
 and their heirs and assigns, that at and until the sealing 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 FURTHER MORE 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 hands and seals this 20th day of  
 October in the year of our Lord nineteen hundred and forty-seven

Signes, sealed and delivered  
 in presence of  
 Samuel Pear  
 Joseph Pear

Edward L. Parker LS

STATE OF CONNECTICUT  
 COUNTY OF MIDDLESEX

SS

Oct. 20th A.D. 1947

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

Samuel Pear  
 Justice of the Peace

Received for record Dec. 9 1947  
 at 2:25 PM and recorded by

*Ida W. Hall*  
 ass't Town Clerk

Land Records  
 Town of East Haddam  
 Connecticut  
 Moodus Estates  
 v. 63, p. 30  
 20 October 1947

& v. 66, p. 103, 21 Dec 1950  
 with additional  
 documents  
 Read more about  
 race restrictive covenants  
 at OnTheLine.trincoll.edu

WARRANTEE DEED

Land Records  
Town of East Haddam  
Connecticut  
Moodus Estates  
v. 66, p. 103  
recorded

21 Dec 1950  
Read more about  
race restrictive covenants  
at OnTheLine.trincoll.edu

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

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

East Haddam Lake Associations  
[https://www.easthaddam.org/departments/tax\\_collector/lake-associations](https://www.easthaddam.org/departments/tax_collector/lake-associations)

**MOODUS**  
**ESTATES**

(Lower Moodus  
Reservoir)

BLUE HERON  
LANE

BRIARWOOD  
ROAD

BIRCH ROAD

GOOSE LANE

GRANDVIEW  
ROAD

LAUREL ROAD

PINE TREE  
ROAD

SANDS ROAD

SUNNY

HEIGHTS ROAD

WHITE SANDS  
ROAD

WOODLAND  
ROAD

**CONTACT INFORMATION**

Association not formed

East Haddam town GIS with property parcel map  
[https://www.axisgis.com/East\\_HaddamCT/](https://www.axisgis.com/East_HaddamCT/)

