

# Land Records, Town of Hamden, Connecticut

VOL. 199

589

(vol. 199, pp. 589-90, 2 Jan 1940; and map 152a)

Learn more about race restrictive covenants at [OnTheLine.trincoll.edu](http://OnTheLine.trincoll.edu)

Signed, sealed and delivered)  
in presence of  
Christine M. Sturges  
Matie L. Hammond

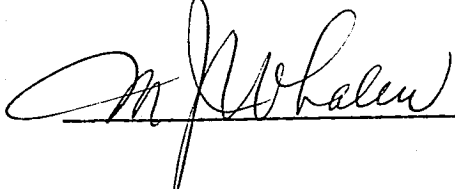
Russell E. Mansfield (L.S.)  
James W. Mansfield (L.S.)

STATE OF Connecticut )  
COUNTY OF New Haven ) ss. — December 19th, 1939

Personally appeared James W. Mansfield and Russell E. Mansfield, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed before me.

Clifford B. Sturges  
Notary Public.

Received for Record Jan 3 1940 at 3h 35m P.M. and recorded,

 Town Clerk

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

KNOW YE THAT, We, Joseph E. Maselli and Pasquale Severino, both of the Town of Hamden, in the County of New Haven, and State of Connecticut, for the consideration of One dollar and other valuable considerations, received to our full satisfaction of Michael Laurie of the Town of New Haven, in the County of New Haven, and State of Connecticut, do give, grant, bargain, sell and confirm unto the said Michael Laurie, and unto his heirs and assigns forever, all that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of Hamden, County of New Haven, and State of Connecticut, known as #42 Beaver Street, also known as Lot #3, on map of "Property of Joseph Maselli and Pasquale Severino, Hamden, Conn., scale 1 inch equals 40 feet, June, 1939", Clayton H. Lindsey, Surveyor, on file in the Hamden Town Clerk's Office, said lot being bounded:

EAST by Beaver Street, 50 feet;  
SOUTH by Lot #4 on said map, 172 feet, more or less;  
WEST by land now or formerly of Ella Thomas, 50.3 feet, more or less;  
NORTH by Lot #2, on said map, 166.5 feet, more or less.

Said premises are subject to certain restrictions contained in a deed from Dallas W. Thomas to James A. MacLeod, dated April 1, 1929, and recorded in Volume 142 on Page 366 of the Hamden Land Records.

Said premises are conveyed subject to the further restrictions; that said premises shall be used solely and wholly for residential purposes, no structure shall be erected thereon other than one detached single family dwelling not to exceed two stories in height and a one or two car garage. No building shall be erected nearer than 20 feet to, nor farther than 30 feet from the front lot line, nor nearer than 5 feet to the side lot lines, such side line restriction, however, not to apply to a garage located on the rear one-quarter of said lot. No race other than the white race shall use or occupy said dwelling, except that this covenant shall not prevent occupancy by domestic servants of a different race employed by the owner or tenant. These covenants and restrictions are to run with the land until January 1, 1964, at which time they shall terminate. If the grantors and grantee herein, or their heirs

and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tract, to prosecute any proceedings at law, or in equity against the person or persons violating or attempting to violate any of such covenants, and either to prevent him or them from so doing, or to recover damages or other dues for such violation; invalidation of any of these covenants by judgment or Court order, shall in no wise affect any of the other provisions which shall remain in full force and effect.

Said grantors hereby agree to impose like restrictions on the remaining premises belonging to them, and as shown on said map, and further that such remaining premises shall not be subdivided into plots having less than 6000 square feet of area or a width of less than 50 feet, nor shall any building be erected on any plot having an area of less than 6000 square feet or a frontage of less than 50 feet, except as to lot 10 on said map, which shall be not less than 5000 square feet; further that no shack, garage or barn or other out building erected thereon shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

Said premises are also subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises; and taxes on the list of 1939, which taxes said grantee hereby assumes and agrees to pay as part of the consideration for this deed.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, and unto his heirs and assigns forever, to his and their proper use and behoof. And Also, We, the said grantors, do for ourselves, our heirs, executors, and administrators, covenant with the said grantee, his heirs and assigns, that at and until the ensealing 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 above written; and that the same is free from all incumbrances whatsoever, except as above written;

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 him, the said grantee, his heirs and assigns, against all claims and demands whatsoever, except as above written;

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 2nd day of January, A.D. 1940.

Signed, Sealed and delivered  
in presence of:  
Prentice T. Chase  
Louise C. Borgnine

Joseph E. Maselli (SEAL)

Pasquale Severino (SEAL)

STATE OF CONNECTICUT,  
NEW HAVEN COUNTY,

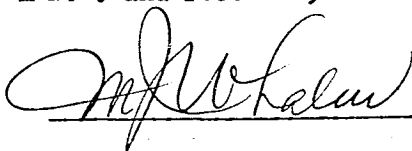
) ss. New Haven, January 2nd, 1940.

Personally appeared Joseph E. Maselli and Pasquale Severino, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me,

\$6.00  
I.R.S.

Prentice T. Chase  
Notary Public.

Received for Record Jan 4 1940 at 9h --m A.M. and recorded,

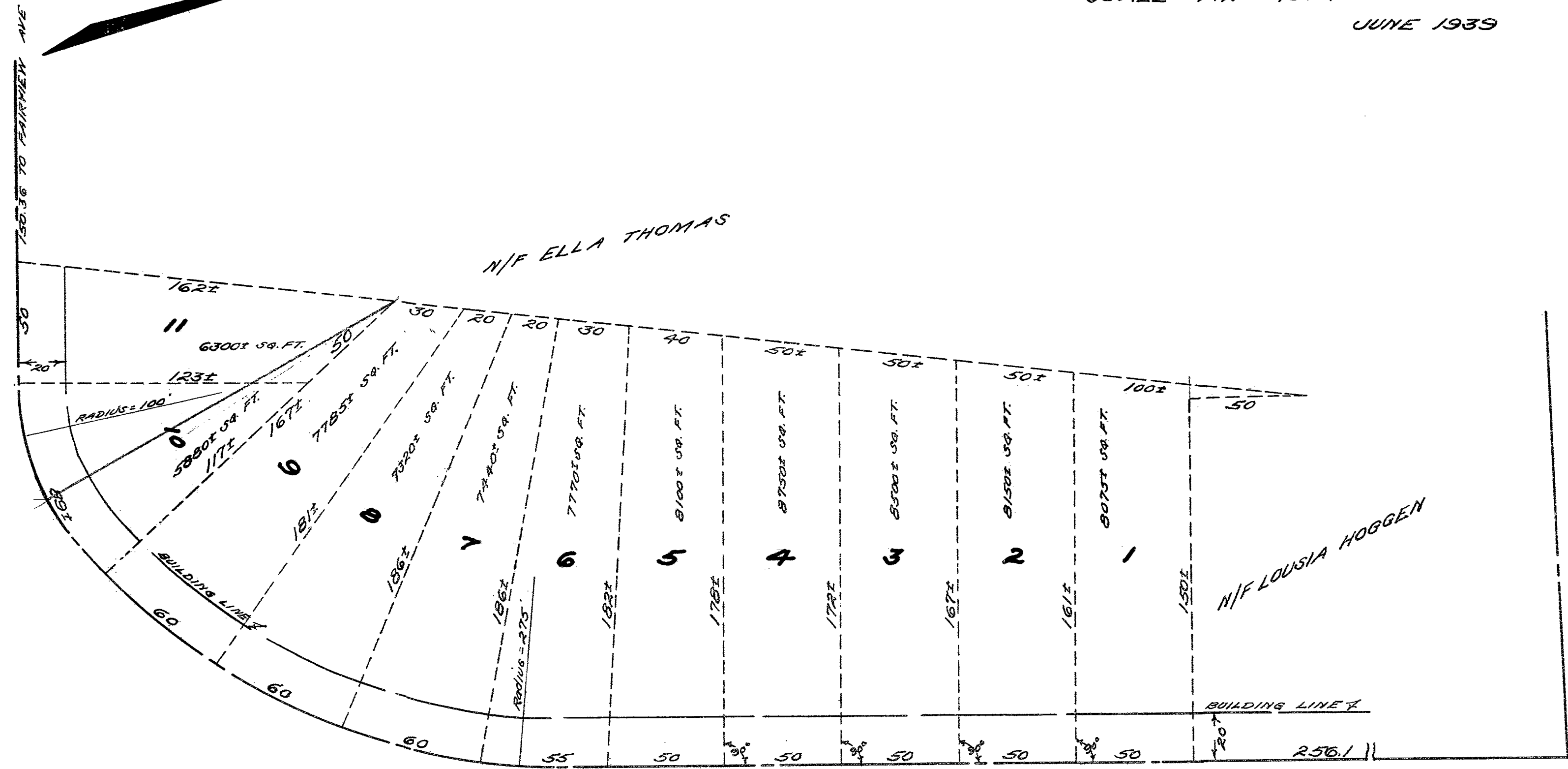


Town Clerk

152a

PROPERTY OF  
**JOSEPH MASELLI and**  
**PASQUALE SEVERINO**  
**HAMDEN CONN**  
SCALE: 1 IN = 40 FT  
JUNE 1939

SECOND STREET



I hereby certify that this map  
is substantially correct.  
Clayton H. Lindsey

1922 JUN 28 1939  
Received for file  
at 2 h 15 m P. M. Filed in Hamden  
Map File  
Town Clerk

BEAVER

STREET

Approved by Town Plan Commission  
Date June 27, 1939

Bennett L. Lindsey Chairman  
SURVEYED BY CLAYTON H. LINDSEY, SURVEYOR, REG. NO. 1219