

WARRANTEE DEED

Sunset
Ridge
Country
Club

2 April 1930

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:-KNOW YE, That the SUNSET RIDGE COUNTRY CLUB, INCORPORATED, a Connecticut Corporation, having an office and place of business in the Town of East Hartford, County of Hartford, and State of Connecticut, for the consideration of A Valuable Sum in Dollars received to its full satisfaction of JENNIE HIGBIE, of the Town of East Hartford, County of Hartford, and State of Connecticut, do give, grant, bargain, sell and confirm unto the said JENNIE HIGBIE, her heirs and assigns forever, a certain piece or parcel of land, situate in the Town of East Hartford, County of Hartford, and State of Connecticut, more particularly bounded and described as follows, to wit:-

Beginning at a point on the East line of a sixty foot highway known as Kennedy Street, which point is eighteen (18) feet westerly from an iron pipe in the North line of property of Addisone. Said parcel of land is bounded by a line running thence Northerly one hundred (100) feet along the Easterly line of said Kennedy Street; thence by angle to right along land of the grantor Easterly about two hundred forty-five (245) feet to a point in the Westerly boundary line of land of Carl Lange; thence by angle to right Southerly one hundred (100) feet more or less along the Westerly line of land of said Lange to a point in the Northerly boundary line of property of Addisone; thence by angle to right Westerly along said northerly line of Addisone, about two hundred nineteen (219) feet to the place of beginning.

Said premises are sold subject to the following restrictions and conditions, which restrictions and conditions shall run with the land and be binding until January 1, 1960, to wit:

1. Only one one-family residence and not more than a three-car garage shall be erected on said lot, but said garage shall be so constructed as to be part of and attached to the house.
2. No dwelling shall be erected on said premises until the plans and elevations for such building shall be approved by the Sunset Ridge Country Club, Incorporated, which said plans shall be submitted in advance and approval thereof obtained in writing before any work on said building shall start.
3. Should said Sunset Ridge Country Club, Incorporated, fail to approve said plans, then the parties hereto agree to arbitrate the matter by choosing three persons for the purpose; the Sunset Ridge Country Club, Incorporated, selecting one; the Purchaser selecting one; and the two persons so chosen selecting the third; and the decision of said three persons shall be final as to said plans. The said arbitrators shall have no right to waive any of the conditions and limitations contained in any other clause in this deed.
4. No wood or wire fences, or masonry wall, shall be erected around the boundary of said lot without the consent in writing of the Sunset Ridge Country Club, Incorporated, but the Purchaser may, at his option, erect a hedge not over four (4) feet in height.
5. The dwelling to be erected on said lot, shall be placed back at least fifty (50) feet from the front line of the lot, and at least ten (10) feet from the side lines of each adjoining lot.
6. There shall not be constructed or maintained upon said premises any cow or horse stable, pigsty, slaughter house, smith shop, forge, furnace, steam engines, hospital or factory, or building for the manufacture or preparation of any noxious, dangerous or offensive article or product, or any building used for any noxious, dangerous or offensive trade, or business whatsoever, or any place for the manufacture or sale of intoxicating liquors. No building erected on said lot shall be used for hotel or boarding house.
7. Said lot shall not be sold, leased or rented, in any form or manner, by any title, either legal or equitable, to any person or persons other than of the Caucasian race; nor to any firm or corporation of which any persons or person other than of the Caucasian race shall be a member or stockholder. The provisions, limitations and restrictions of this instrument shall not be construed so as to prevent or limit the Purchaser, her heirs, assigns, or legal representatives, from keeping and maintaining on the real estate hereby conveyed, such servants as may be required for family use.
8. The said lot hereinabove described shall not at any time be subdivided, nor sold, except as a whole, but this restriction shall not prevent the Purchaser, her heirs or assigns from conveying any part of the said real estate hereby conveyed to the owner or owners of lots adjoining the real estate herein conveyed.

Learn more
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Parties:

Instr #: 80

Rec Date: 03/01/1938

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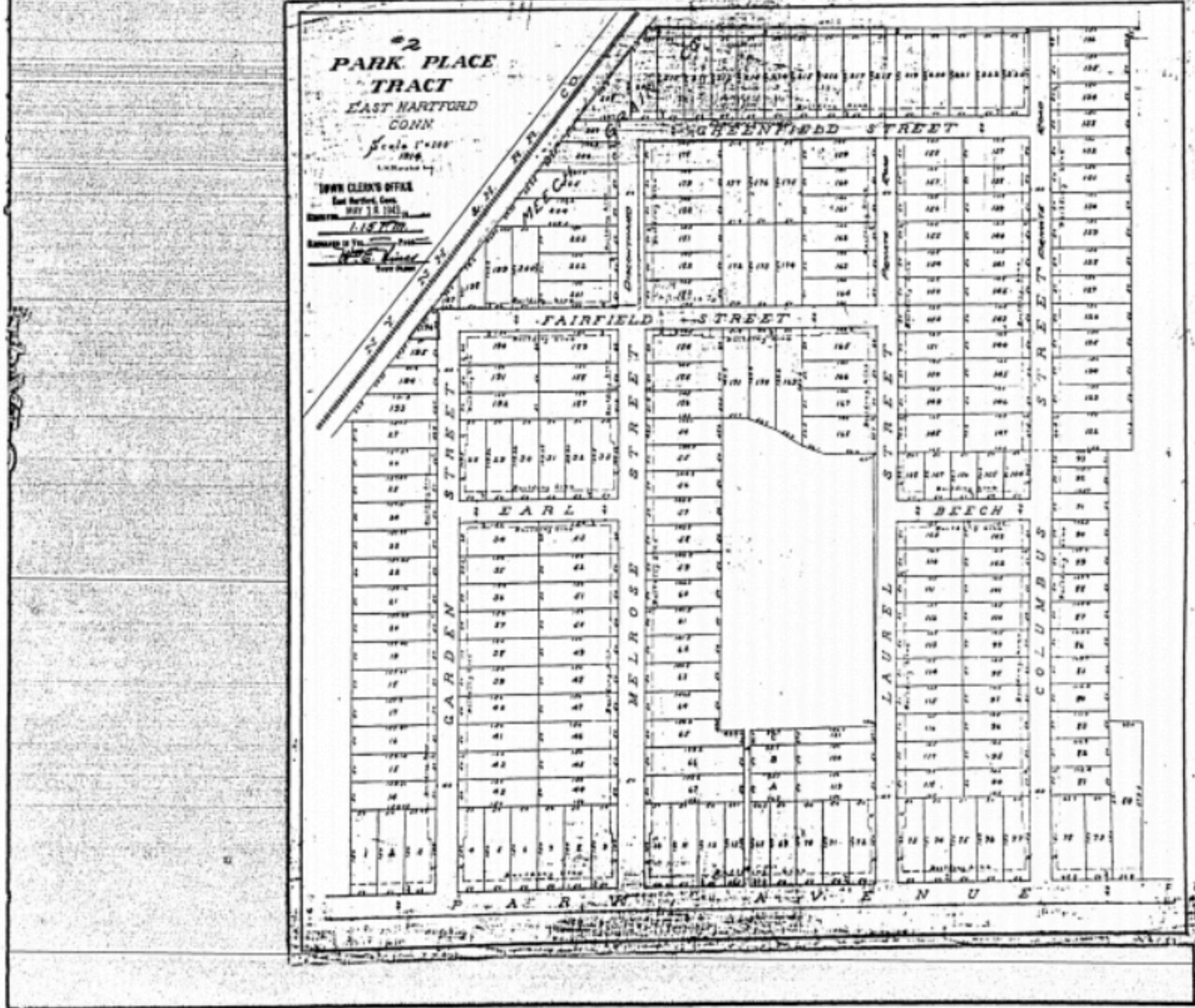
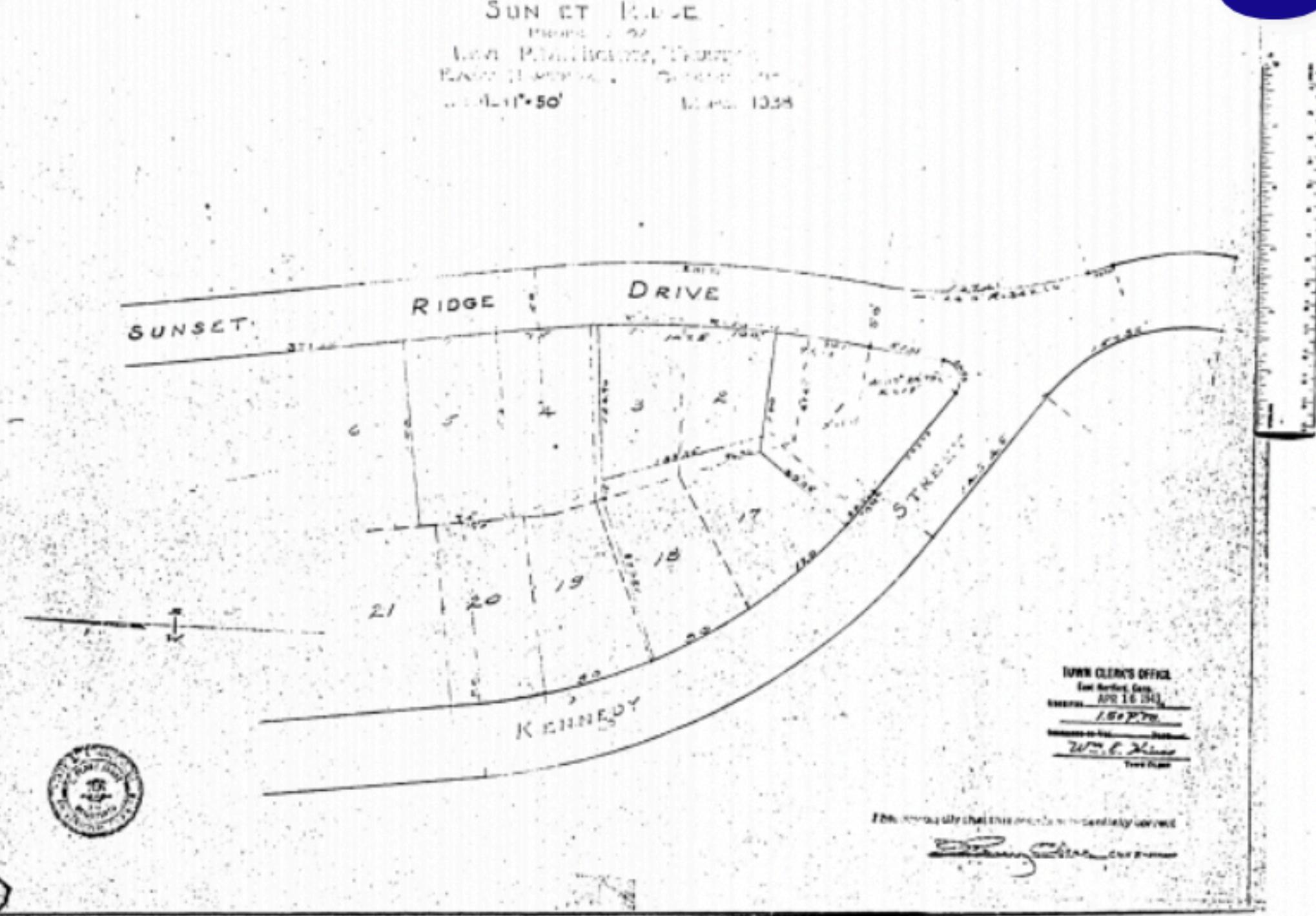
Owner Name:
SUNSET RIDGEStreet Name:
KENNEDY ST & SUNSET RIDGE DR

Surveyor: F PERRY CLOSE, CE

Document Date:

Survey Date: 3/1/1938

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Owner Name:
SUNSET RIDGE (REVISION OF LOTS 2, 3, 17 & 18)

Street Name:
SUNSET RIDGE DR & KENNEDY ST

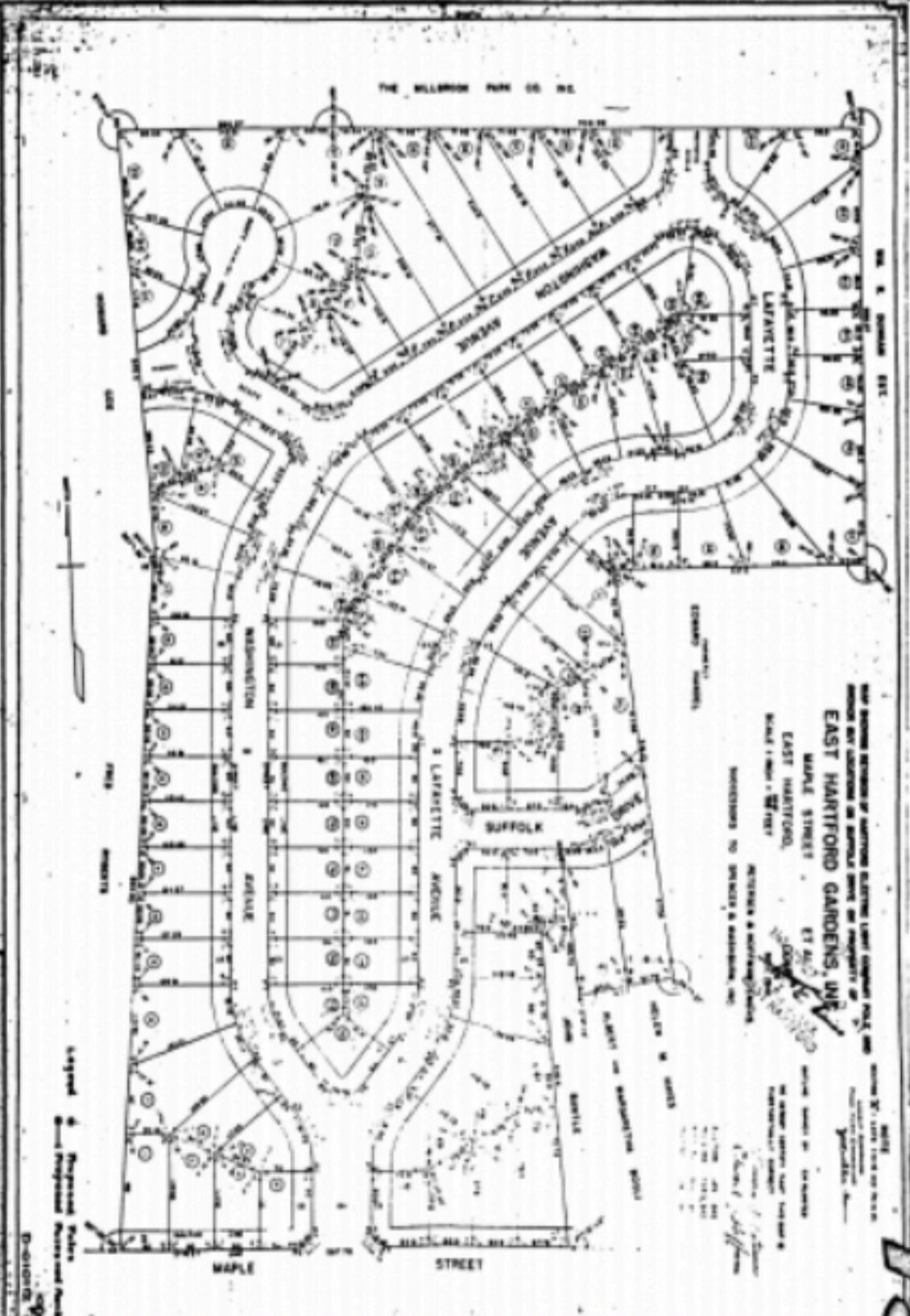
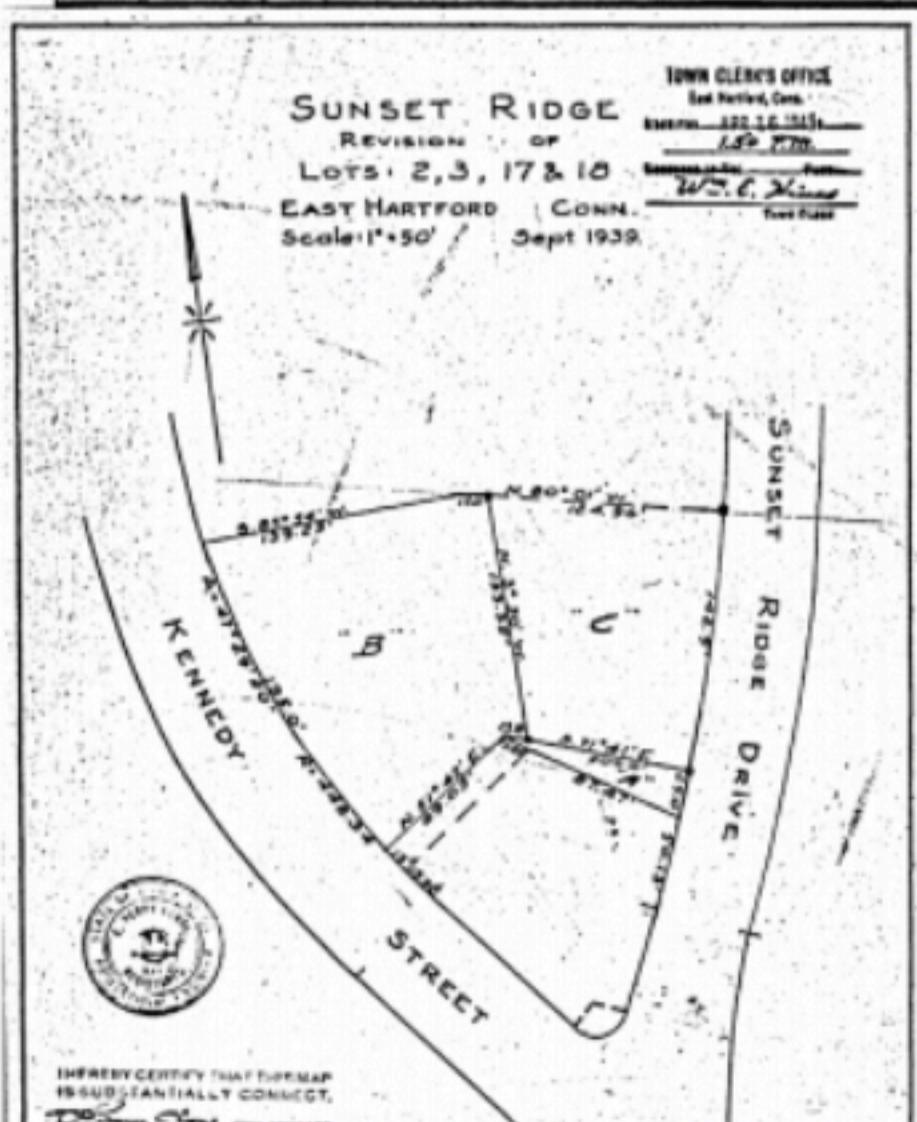
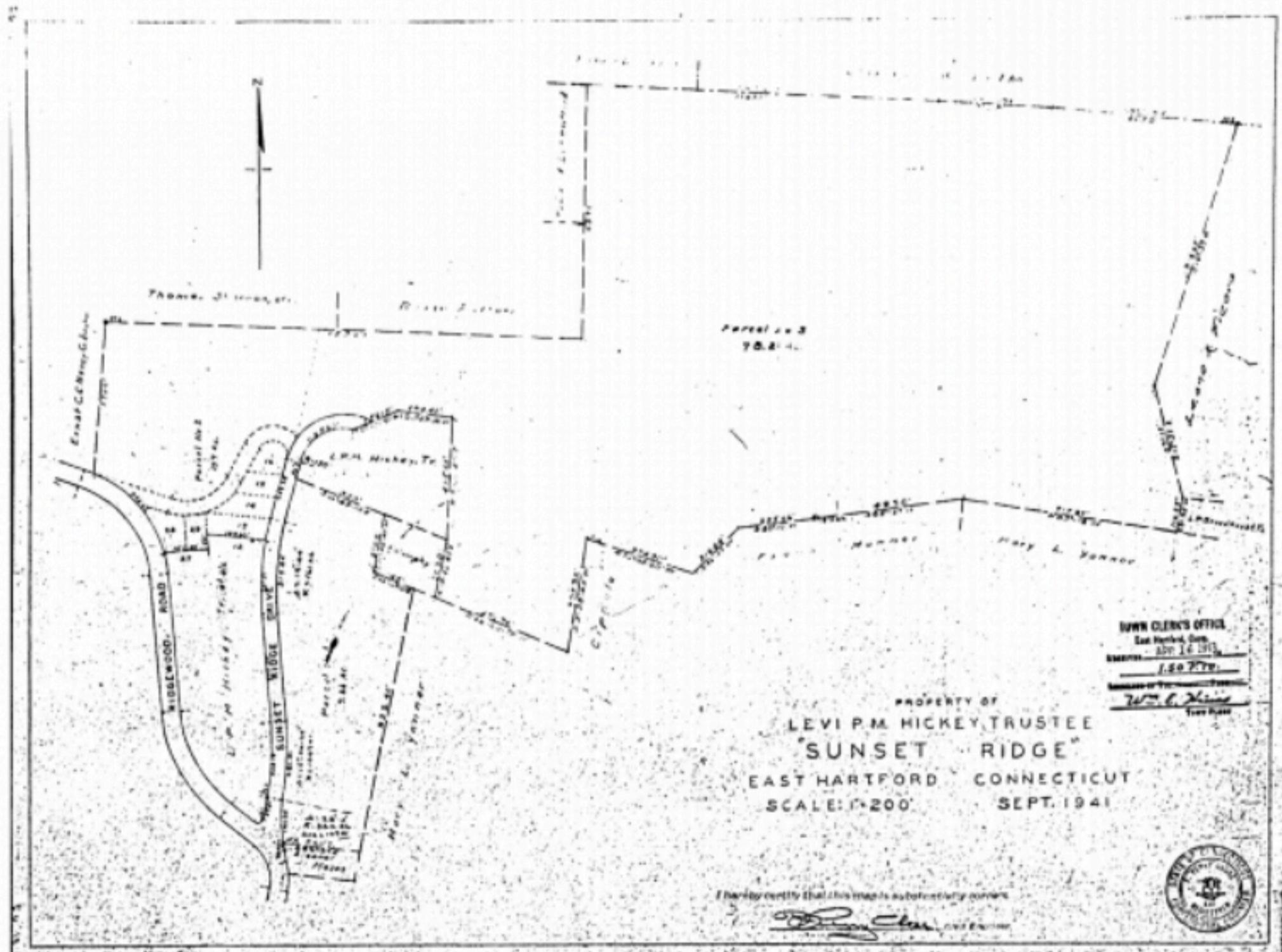
Surveyor: F PERRY CLOSE, CE

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