

## WARRANTY DEED

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

KNOW YE, That we, EDWARD L. PARKER and CURTIS L. JONES, both of Washington, in the District of Columbia, Co-partners, doing business under the name and style of THE LAKESHORE 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 MABEL TONSKI 48 Smally St. NEW BRITAIN, CONN. do give, grant, bargain, sell and confirm unto the said MABEL TONSKI her heirs, executors, administrators and assigns, the land described as follows, to wit: LOT 4 BLOCK 14 of the subdivision known as MOODUS LAKE SHORES, 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 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 her 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 her heirs and assigns, that at and until the ensueing 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 her heirs and assigns, against all claims and demands whatsoever. Stamps attached 55¢

IN WITNESS WHEREOF we have hereunto set our hand and seals this 16th day of October in the year of our Lord nineteen hundred and forty-seven

Signed, sealed and delivered

in presence of

Pauline Buffum

M. C. Donovan

Edward L. Parker

Curtis L. Jones

L.S.

L S

STATE OF MASSACHUSETTS

COUNTY OF BERKSHIRE

SS

October 16 A.D. 1947

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

Marguerite O. Jacoby

Notary Public

My Com. Exp. Nov. 22 1951

seal

STATE OF FLORIDA

COUNTY OF DADE

SS

October 28, 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

Zelia Francis B. Wimbish Notary Public

Notary Public State of Florida at Large

My Commission Expires Nov. 26, 1950

seal

Received for record Nov. 26, 1947

at 3:50 PM and recorded by

*Ida W. Bell*  
ass't Town Clerk