

Knollwood
Road
13 February
1941

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To all people to whom these Presents shall come, Greeting: KNOW YE, That

I, RICHARD J. DEVITT

of the Town of East Hartford,

County of Hartford,

and State of Connecticut, for the

consideration of Ten and Other Dollars

ARTHUR V. DINSMORE and RUTH B. DINSMORE, both of the Town of East Hartford, County of Hartford, and State of Connecticut, do give, grant, bargain, sell and confirm unto the said Arthur V. Dinsmore and Ruth B. Dinsmore, their heirs and assigns forever, a certain piece or parcel of land, situated in the said Town of East Hartford, County of Hartford, and State of Connecticut, with all buildings and improvements thereon, known as No. 64 Knollwood Road and bounded and described as follows, to wit:

North on other land of said Richard J. Devitt, one hundred ninety-five (195) feet; East on land now or formerly of Michael Christiana, seventy-five (75) feet; South, on other land of Richard J. Devitt, one hundred ninety-five (195) feet; and West on Knollwood Road, seventy-five (75) feet.

The north and south lines of said premises are at right angles to the easterly line of Knollwood Road and the northwest corner of said premises is seventy-five (75) feet south measured along said east line of Knollwood Road of the southwest corner of land now or formerly belonging to William C. Westbrook and Lillian C. Westbrook; together with the right to connect with and use the sewer in Knollwood Road and the right to use a disposal plant for sewage from said sewer, as more specifically set forth in an agreement between Richard J. Devitt and Frederick G. Holland dated July 24, 1939 and recorded in the Land Records of said Town of East Hartford in volume 118 at page 499, it being understood that the cost for connecting said sewer has already been paid by said Devitt.

Said premises are hereby conveyed subject to the following restrictions.

1. That said premises shall not be used for other than residential purposes.
2. That there shall not be erected or placed on said land any other than a single family dwelling house and a garage for the use of not more than two cars.
3. That no other out building except such a garage shall be erected or placed upon said premises.
4. That said land or premises shall not be leased or conveyed to any persons except persons of the white or caucasian race, provided however, that nothing in this restriction shall prevent the mortgaging of the within described premises to any bank, trust company, insurance company, or other corporations authorized to make loans on real estate, their successors or assigns.

To Have and to Hold

the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees their heirs and assigns, forever, to them and their own proper use and behoof. And also, I the said grantor do for myself my heirs, executors, and administrators, covenant with the said grantees their heirs and assigns, that at and until the sealing of these presents I am 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 encumbrances whatsoever, except as above stated.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees their heirs and assigns, against all claims and demands whatsoever, except as above stated.

In Witness Whereof I have hereunto set my hand and seal this 13th day of February in the year of our Lord nineteen hundred and forty-one.

Signed, sealed and delivered in the presence of
M. A. Hamilton
Dorothy E. Hapson

Richard J. Devitt

(L.S.)

(\$8.25 U.S. Rev. Stamps Affixed & Cancelled)

STATE OF CONNECTICUT, COUNTY OF HARTFORD, etc.

Personally appeared Richard J. Devitt

Signer and Sealer of the foregoing instrument and acknowledged the same to be his free act and deed before me

Hartford, Conn. February 13, A.D., 1941

Marcus A. Hamilton

