

**To all People to whom these Presents shall come,—Greeting:**

**Know Ye, That** I, Edith L. C. Davison of the Town of East Haddam, County of Middlesex and State of Connecticut

for the consideration of One Dollar and other valuable considerations

received to my full satisfaction of Augusta Freedman of the City of Waterbury, County of New Haven, and State of Connecticut (715 Cooke St)

do give, grant, bargain, sell and confirm unto the said Augusta Freedman her heirs and assigns forever all that certain parcel of land situated in the Town of East Haddam, County of Middlesex and State of Connecticut being Lots # 1, 2, 11, 16 Block 1 of the development known as "Carroll Acres" a plan and Map which is filed in the Town Clerk's Office, East Haddam, on May 13 1950 to which reference may be had; together with rights and privileges in common with other lot owners to rights of way and subject to the following covenants which run with the premises herein and are common to other lots in the development; viz;

1. No building shall be erected on said premises except one family dwelling house and private garage.
2. No portion of said premises shall be conveyed or leased to any other than the white race.
3. No animals or poultry shall be kept or maintained on said premises except household pets
4. Garbage or refuse is to be removed from Carroll Acres by lot owners or others at proper intervals.
5. No refuse or sewage is to be emptied or drained into the so-called East Mill Pond or Moodus River at the rear of Carroll Acres development.
6. Building lines are located 20 feet from the highway or any roadway in said development. No building shall be built within 20 feet from said highway or roadways

stamps attached \$1.10

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said grantee her

heirs, successors, and assigns forever, to her and their own proper use and behoof. And also, I the said grantor do for my self my heirs, executors, and administrators, successors and assigns, covenant with the said grantee her

heirs, successors, and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FREE 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,** I the said grantor do by these presents bind my self and the said grantee her heirs forever to WARRANT AND DEFEND the above granted and bargained premises to

heirs, successors, and assigns, against all claims and demands whatsoever.

**In Witness Whereof,** I have hereunto set my hand and seal this 13th day of May in the year of our Lord nineteen hundred and fifty

*Signed, Sealed and Delivered in the presence of*

Everett J. Peckham \_\_\_\_\_ Edith L. C. Davison [L.S.]

Nathan Freedman \_\_\_\_\_ [L.S.]

\_\_\_\_\_ [L.S.]

STATE OF CONNECTICUT, }  
COUNTY OF Middlesex { ss. Deep River May 13 A.D., 19 50

Personally appeared Edith L. C. Davison

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

Everett J. Peckham

~~Notary Public~~  
~~Justice of the Peace~~

Commissioner of the Superior Court  
for Middlesex County.

Received for record May 13th 19 50, at 11 h. 15 m AM. and recorded by me,

*Ida W. Hall*

ass't Town Clerk.