

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

Stated to the amount of Five dollars  
50 cents were attached to the  
 original instrument and were duly canceled

Know Ye, THAT,

I, Jacob Bauer

J. W. Brown  
 Assistant Town Clerk

of the Town of East HamptonCounty of MiddlesexState of Connecticut

, for the consideration of

One Dollar and other valuable considerations ~~Dollars~~, received to my fullsatisfaction of Leo J. Hedrick of the town of East Hampton, County and  
state aforesaid,

do give, grant, bargain, sell and confirm unto the said Leo J. Hedrick, a certain piece or parcel  
 of land with a bungalow located thereon, situated in the town of East Hampton,  
 County and state aforesaid, and bounded and described as follows:—  
 Northerly by land of the grantor 250 feet, more or less, easterly by highway and  
 Lake Pocotopaug 50 feet, more or less, southerly by land of the grantor 250  
 feet, more or less and westerly by land of the said grantor 50 ft. more or less.

It being a portion of the property conveyed by John J. Drury as guardian  
 of Irma E. and Dorothy C. Rein to Jacob Bauer by deed of Aug. 24, 1912 and  
 recorded in Volume 44, Page 289 of the East Hampton Land Records, or  
 however otherwise bounded and described as of record may appear.

It is further agreed and understood by and between the parties  
 hereto that the aforesaid grantor reserves to himself the privilege  
 to use for himself, his successors, administrators and assigns, the  
 ten feet of the southerly portion of the property hereinbefore des-  
 cribed on said Lake Pocotopaug. Said reservation includes the privilege  
 of permitting any of his guests and tenants to use and enjoy said land  
 and permit the said grantor, his successors, administrators and  
 assigns to build thereon a boat landing.

The said premises are subject to the following restrictions conveyed by said grantor  
 to wit: Said premises shall not be used as a site of any barn, stable, shop for the sale  
 of merchandise, nor any factory or any work shop.

~~The said premises shall not be conveyed or leased to any person of the Jewish race or~~  
 extraction

**To Have and to Hold**, the above granted and bargained premises, with the appurtenances thereof, unto him  
 the said grantee, his heirs and assigns forever, to him and their own proper use and behoof. And also,  
I the said grantor do for my self, my heirs, executors, and administrators, covenant with  
 the said grantee, his heirs and assigns, that at and until the ensealing 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  
 is above written, and that the same is free of all encumbrances whatsoever,

**And Furthermore**, I the said grantor do by these presents bind my self and my  
 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.

**In Witness Whereof**, I have hereunto set my hand and seal this 15th day of  
Sept. in the year of our Lord, one thousand nine hundred and twenty-three.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF

Lucie Cornwall  
Thomas C. Flood

Jacob Bauer

[L. S.]

[L. S.]

[L. S.]

State of Connecticut, Middlesex County, ss., Portland, Sept. 15th A. D. 1923.Personally appeared Jacob Bauer signerand sealer of the foregoing instrument, and acknowledged the same to be his free act and deed before me.Justice of the Peace

A true record,

Commissioner of the Superior CourtAttest, J. W. Brown Town Clerk.Thomas C. Flood

Notary Public.

Sept. 15, 1923.11:15 forenoon