

BOOK 821 PAGE 382

\$1.00 (U.S.I.R. CANCELLED)

This Indenture,

Made the 10th day of April Nineteen Hundred and

Thirty-six

Between

RAYMOND M. BEAN and DONZETTA BEAN, his wife,
of the City of Syracuse, County of Onondaga
and State of New York,

parties of the first part, and

HAROLD E. BAUMGARTNER, and ELEANOR F. BAUMGARTNER,
his wife, of the Village of Jordan, County of
Onondaga, and State of New York, as tenants by
the entirety,

parties of the second part,

Witnesseth, that the parties of the first part, in consideration of
ONE and no/100-----Dollar
(\$1.00) lawful money of the United States, and other good and
valuable consideration paid by the parties of the second part,
do hereby grant and release unto the parties of the second part,
their heirs and assigns forever, all

THAT TRACT OR PARCEL OF LAND, situate in the Town of
Spafford, County of Onondaga and State of New York, known and
described as sub-division lot No. 31 as the same is laid down and
designated on a map made for the Edgewater Beach Inc., by D. M. Dunning
Jr., C. E., entitled Edgewater Beach, and filed in the Onondaga County
Clerk's Office on July 31st, 1929. Said Lot No. 31 has a frontage
of Sixty-seven and five-tenths (67.5) feet on Skaneateles Lake, and
is three hundred ten (310) feet on the northerly side, and is three
hundred thirty-four (334) feet on the southerly side, and is one
hundred sixty-one (161) feet fronting on the Skaneateles-Borodino
Highway as shown on said map.

It is understood and agreed between the parties hereto,
viz: First:- That the party of the second part will not on or before
July 15th, 1949, use any structure built on said lot other than for
ordinary and usual purpose of a dwelling, excepting a garage may be
erected on the rear half of the lot or attached to the house, but if
attached to the house it must be architecturally a part of the house

and not a mere leanto against it.

Second:- That no such dwelling shall be erected on any lot the main wall of which is within 75 feet of the front lot line, as the said front lot line is designated on said map before mentioned. The said front lot line is to be construed as being the Top Of Bank line as designated on said map.

Third:- The party of the first part reserves the right to grant an easement on and across the rear part of the lot as near the rear line (Highway Line) as practicable, for the purpose of erecting poles, wires and fixtures for electrical and telephone purposes.

Fourth:- That all buildings erected on said lot, and all pipes, septic tanks, chemical toilets or drains therein or thereon shall be kept in a healthful and sanitary condition, and the lot kept reasonably free from weeds, brush or anything unsightly. No detached toilet shall be erected on said lot.

Fifth:- That said lot shall not be sold, or this deed assigned to any person of Negro or Mongolian descent, or any other undesirable character whose residence might prove a detriment to the property.

Sixth:- That the covenants and agreements herein contained shall bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Seventh:- The restrictions contained in paragraphs 1st and 2nd are not to be construed as restricting the party of the second part from erecting a Boat House on the front lot line on Skaneateles Lake.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said Raymond M. Bean and Donzetta Bean, his wife, covenants as follows:

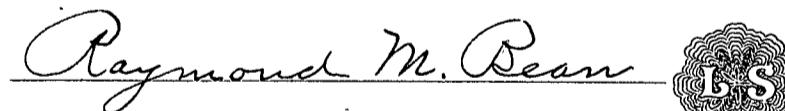
First. That the parties of the second part shall quietly enjoy the said premises;

Second. That said Raymond M. Bean

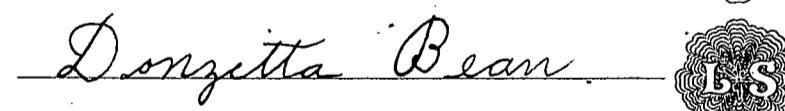
will forever warrant the title to said premises.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Raymond M. Bean 



Donzetta Bean 



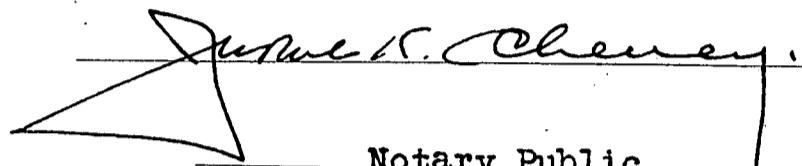
State of New York
County of ONONDAGA }
CITY of SYRACUSE } 88..

On this 10th day of APRIL Nineteen Hundred and

THIRTY-SIX before me, the subscriber, personally appeared

RAYMOND M. BEAN and DONZETTA BEAN

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they duly and severally acknowledged to me that they executed the same.



Notary Public.

Recorded this 11th day of January 1937

at 12:56 P.M. Frederick A. Hunt, Clerk