

THIS COVENANT

Made the 24th day of September Nineteen Hundred and Thirty-five.

Bartlett GEORGE K. BARTLETT and FLORENCE M. BARTLETT, his wife, both of the Town of Dewitt, County of Onondaga, State of New York,

parties of the first part, and

WILLIAM B. MANCHESTER of the Town of Moravia, County of Cayuga, State of New York,

parties of the second part;

Witnesseth, that the parties of the first part, in consideration of ----- ONE or more, but less than ONE HUNDRED ----- Dollars (\$1.00 and/or plus) lawful money of the United States,

paid by the party of the second part,

do hereby grant and release unto the party of the second part,

his heirs and assigns forever, all that Tract or Parcel of Land situated in the Town of Dewitt, County of Onondaga, State of New York, being a part of Military Lot Numbered Thirty (30) in the Town of Dewitt, Onondaga County, New York, and described as follows: Being Lot Numbered One Hundred Twenty-Four (124) in James Street Terrace, according to a map thereof made for Grafton Johnson by Isaac Schwartz C.E., and filed in the Onondaga County Clerk's Office, June 9, 1911.

The following covenants shall run with the land:

First - This land shall never be conveyed to a colored person or alien, nor occupied for the purpose of doing a liquor business thereon.

Second - No dwelling shall be placed on said lot of less than four rooms, on solid foundation, with shingle or slate roof. In case of frame dwelling, all sides shall be covered with standard weather boarding or shingles, and painted twice.

Third - No dwelling shall be placed within less than 20 feet from the end line of said lot (Porches excepted), and no other buildings shall be placed within less than 50 feet from said front end.

This conveyance is subject, however, to a certain mortgage held by party of the second part which said mortgage party of the second part covenants and agrees to discharge or secure to be discharged as a part of the consideration of this conveyance.

Being the same premises conveyed to parties of the first part by Charles B. Fitzgerald and Catherine T. Fitzgerald, his wife, by deed dated September 12, 1919, and recorded in the Office of the Clerk of Onondaga County on the 17th day of September, 1919 in Book 480, of deeds at Page 50.

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 party of the second part, his heirs and assigns forever.

And said GEORGE K. BARTLETT and FLORENCE M. BARTLETT, his wife, covenant as follows:

First. That said parties of the first part are

seized of said premises in fee simple, and have good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. ~~That the party of the second part shall pay to the party of the first part the sum of \$1000.00, and the same to be paid in two equal annual installments, the first to be paid on the first day of January in the year of our Lord one thousand nine hundred and ten, and the second to be paid on the first day of January in the year of our Lord one thousand nine hundred and eleven.~~

Fourth. ~~That the party of the second part shall pay to the party of the first part the sum of \$1000.00, and the same to be paid in two equal annual installments, the first to be paid on the first day of January in the year of our Lord one thousand nine hundred and ten, and the second to be paid on the first day of January in the year of our Lord one thousand nine hundred and eleven.~~

Fifth. That said GEORGE K. BARTLETT and FLORENCE M. BARTLETT, his wife, 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

 

 





State of New York
County of Onondaga
City of Syracuse
On this 16th day of September Nineteen Hundred and
Thirty-five before me, the subscriber, personally appeared

GEORGE K. BARTLETT and FLORENCE M. BARTLETT, his wife,
to me personally known and known to me to be the same persons described
in and who executed the within Instrument, and they ~~swearly, deely~~
acknowledged to me that they executed the same

Robert Murray
Notary Public

Recorded this 2nd day of November 1935 at 10:38 A.M. Grant T. Goodelle Clerk