

.50 (U. S. I. R. CANCELLED)

THIS INDEMNITY

Made the
thirty-four29th

day of December

Nineteen Hundred and

Between LILLIE SWEET REIMER, widow, of the Town of Cicero, County of Onondaga and State of New York,

part y of the first part, and
GLENN R. BENSON and GRACE BENSON, his wife, both of the City of
Syracuse, said County and State

parties of the second part,
Witnesseth, that the part y of the first part, in consideration of

One ----- Dollar

(\$ 1.00) lawful money of the United States, and other good and valuable
consideration

paid by the parties of the second part,

do es 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 Cicero, County of Onondaga and State of New York, briefly de-
scribed as follows: Being the West half of Murray Park, so-called, as appears
on a map of Section 1 of Oneida Shores, so-called, on Maple Bay, which map was made for
George M. Rogers, and is dated July 30th, 1930, by A. J. Clements, C. E., on part of Lot No.
Forty-seven (47) Town of Cicero, Onondaga County, New York, said Lot being Fifty (50)
feet front on Murray Avenue, the same in the rear on Oneida Lake, and one hundred and
sixty-nine (169) feet deep on the West side and one hundred and seventy-nine
(179) feet, more or less, on the East side. Premises conveyed to extend to
low water mark.

This conveyance is subject to the following restrictions:

1. That no malt, spirituous or other intoxicating liquors or beverages shall be
manufactured, or sold on said premises, and no other commercial business of any kind
shall be conducted or carried on upon said premises.

2. That no residence shall be constructed on any of said property conveyed at
a cost of less than one thousand dollars (\$1000.00) each, and that no garage shall be
built thereon at a cost of less than two hundred dollars (\$200.00) each.

3. That no Residence including porches, shall be constructed on said property
within thirty (30) feet of the Oneida Lake, except boat house.

4. No building shall be constructed on said premises within less than three (3)
feet of any property line of said premises.

5. All toilets or closets shall be inside toilets or closets and shall be
connected with a septic tank or sewer.

6. That the party of the first part reserves the right to open or close any of
the proposed streets or parkways laid down upon said map, and to make and file an
amended map or copies thereof, changing any of the proposed streets as now laid down.

on said map, and to provide the route or ingress and egress to and from said premises conveyed, except that right of ingress and egress shall be maintained and that any change of location of street shall not cross the lot or lessen the depth of said lot.

7. The party of the first part shall not be responsible for furnishing drinking water for the party of the second part.

8. It is further agreed by the party of the first part that the restrictions hereinbefore set forth shall be restrictions precedent and running with the land and hereafter said party of the first part, or her assigns, hereby agree to insert similar restriction in conveyances of all plots of said tract, excepting in the case of all of the proposed lots facing on the highway running from South Bay to Bridgeport, which said lots and parcels are unrestricted in relation to business purposes

9. That this conveyance shall not be assigned, and the premises with the buildings and appurtenances now or hereafter erected upon it, shall not be conveyed to any person of Negro or Jewish extraction, nor to any person of Italian, Greek, Polish or Russian extraction, unless of the third generation born in the United States.

According to map filed Aug. 4-1930 in Onondaga County Clerk's office.

*Together with the appurtenances and all the estate and rights of the party 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, their heirs and assigns forever,*

And said LILLIE SWEET REIMER

covenants as follows:

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

Second. That said Lillie Sweet Remier

will forever warrant the title to said premises.

THIRD. That if any improvements, repairs or alterations have been commenced upon the foregoing premises and have not been completed at least four months before the making and recording of this deed, the grantor will receive the consideration for this conveyance as a trust fund to be applied first for the purpose of paying the cost of the improvements, and that the grantor will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Howard W. Blaser

Lillie Sweet Remier



State of New York
County of ONONDAGA
CITY of SYRACUSE

{ ss.

On this 29th day of December Nineteen Hundred and
Thirty-four before me, the subscriber, personally appeared

LILLIE SWEET REIMER

to me personally known and known to me to be the same person described
in and who executed the within Instrument, and s he duly
acknowledged to me that s he executed the same

Howard W. Glaser
Notary Public

Recorded this 31st day of
December 1934 at 12:16 P.M. Grant H. Gondella Clerk