

the premises herein granted unto the party of the second, part, his heirs and assigns forever. And the party of the first part covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever. IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written. Edmund H. Turner As Executor of the last Will and Testament of Hattie F. Smart, decd. (LS) In Presence of. State of New York, County of Onondaga, SS: On this 29th, day of March, nineteen hundred and twenty eight, before me, the subscriber personally appeared Edmund H. Turner, the Executor, of the last Will and Testament of Hattie Smart, to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly acknowledged to me that he executed the same as such Executor as aforesaid for the purposes therein mentioned.

Barton C. Meays Notary Public. -----RECORDED MARCH 29 1928 at 3:05 P.M.

Edmund J. Tonner CLERK

ROBERT C. MELVIN & WIFE T H I S I N D E N T U R E, Made the tenth, day of March, nineteen hundred and twenty eight, BETWEEN Robert C. Melvin and Clara Melvin, his wife, of the Village of Liverpool, County of Onondaga and State of New York, parties of the first part, and Marie Gettman and Frank R. Miller, of the town of Salina, County of Onondaga and State of New York, parties of the second part, WITNESSETH, that the parties of the first part in consideration of One dollar, (\$1.00) lawful money of the United States, and other 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 Clay, County of Onondaga and State of New York, being part of Great lot no. 3, in said town of Clay, known and distinguished as lot no. 71, according to a map of R.C.Melvin's Cottage Lots at Big Ben, Oneida, River, N.Y., made by F.B. Loren, G.E. dated September 1, 1925, and filed in Onondaga County Clerk's Office, January 5, 1927, subject to appropriations heretofore made by the People of the State of New York, for the use of canals of the State and also subject to the restrictions that any building other than a garage erected upon such premises shall cost at least \$1,000.00 that only one building and one garage shall be erected upon one lot; that no outside toilet shall be built and that only inside chemical toilets or inside toilets with septic tanks shall be built or used. 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 Robert C. Melvin, covenants as follows; First. That the parties of the second part shall quietly enjoy the said premises. Second. That said Robert C. Melvin, 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. Robert C. Melvin (LS) Clara Melvin (LS) In Presence of. State of New York, County of Onondaga, City of Syracuse, SS: On this 10th day of March, nineteen hundred and twenty eight, before me, the subscriber personally appeared Robert C. Melvin and Clara Melvin, 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 severally duly acknowledged to me that they executed the same. Elizabeth M. Capak Notary Public/-----

RECORDED MARCH 30 1928 at 12:17 P.M.

Edmund J. Tonner CLERK

CHARLES J. NICHOLS & WIFE T H I S I N D E N T U R E, Made the 5th, day of December, nineteen hundred and twenty seven, BETWEEN Charles J. Nichols and Ella M. Nichols, his wife, severally of the City of Syracuse, Onondaga County, New York, parties

parties of the first part, and Walter Schneeloch and Lena M. Schneeloch, of the City of Syracuse, 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, (\$1.0) 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 Cicero, County of Onondaga and State of New York, being a part of lot no. 11 in said town and known and distinguished as Lot No. seven (7) of the C.J.Nichols Farm as shown on a map of part of said farm made by G.E.Higgins, C.E., and filed in the Onondaga County Clerk's Office, September 29, 1926. Together with a right of way in common with others over a strip of land forty (40) feet in width along the rear line of lots one (1) to twenty six (26) inclusive, as shown on said map. Also a right of way in common with others over a roadway forty (40) feet in width extending southerly from a point about opposite lot one (1) on said map and extending to the highway leading to the Village of Brewerton, both of which rights of way are shown and designated on the above mentioned map and are not to be obstructed by second party or anyone claiming through or under him. The second party for himself, his heirs, executors, administrators, assigns or grantees, does hereby covenant and agree to and with the first parties, their heirs, executors, administrators and assigns as follows; That neither the second party nor his heirs, assigns or grantees shall or will at any time hereafter erect or permit to be erected upon any part of the aforesaid premises a dwelling that shall cost less than one thousand dollars (\$1,000.00) nor shall such dwelling or any part thereof be erected or maintained upon any part of said premises within ten (10) feet of the east line of said lot, within five (5) feet of the south and west lines of said lot and the front portion of said building, including porches and other projections shall be not to exceed eighty (80) feet from the rear line of said lot. That no boathouse or other buildings shall be erected or placed on said lot between the front of any dwelling house erected thereon and Oneida Lake. That any garage or other out building shall be in the rear of said building and shall be at least five (5) feet from the rear and side lines of said lot. That no business of any kind shall be conducted on said lot or in any building erected thereon. That said lot shall not be owned or occupied by anyone except white, American born, gentiles. That the above restrictions are to run with the land and are to be contained in all conveyances thereof. 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 Charles J. Nichols and Ella M. Nichols, his wife, covenant as follows; First. That the parties of the second part shall quietly enjoy the said premises. Second. That said Charles J. Nichols and Ella M. Nichols, 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. Charles J. Nichols (LS) Ella M. Nichols (LS) In Presence of .. State of New York, County of Onondaga, City of Syracuse, SS: On this 5th, day of December, nineteen hundred and twenty seven, before me, the subscriber personally appeared Charles J. Nichols and Ella M. Nichols, 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 severally duly acknowledged to me that they executed the same. Howard N. Francis Notary Public. -----
RECORDED MARCH 30 1928 at 12:46 P.M.

Emilia J. Fowler 3
CLERK

L.J. HOFFMAN & WIFE
WITH
OTTO M. GIRAUD
LAND CONTRACT

SERIAL NUMBER W. 6632.
ARTICLES OF AGREEMENT, Made this 24th, day of March, 1927, Between L. J. Hoffman and Jessie M., his wife, of the Town of Cicero, County of Onondaga, State of New York, parties of the first part, and Otto M. Giraud of the same place, parties of the second part, in the manner following. The said parties have and hereby do