

# Deed of Conveyance

Made the eighteenth day of May, in the year Nineteen Hundred and forty-nine

Between Mary Witbeck, of the Town of Guilderland, County of Albany, State of New York, party

and Marie O. Lux of the first part, and August Lux, of the Town of Guilderland, County of Albany, State of New York, parties

Witnesseth, that the said party 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 said parties of the second part, their heirs

and assigns forever, all that tract or parcel of land situate in the Town of Guilderland, County of Albany, State of New York, known and designated as lots Nos. 343, 344, 345, and the northerly part of 342 on a certain plan of lots entitled "Country Club Highlands" and filed on November 21, 1928 in the office of the County Clerk of Albany County, State of New York, as Revised Map of Elmwood Street, bounded and described as follows: Beginning at a point in the easterly line of Fuller Road three hundred feet (300 ft.) northerly of the northerly line of Western Avenue and running easterly ninety-one feet eight inches (91 ft. 8 in.) along a line at an angle of 90 degrees with the westerly line of Elmwood Street; thence northerly sixty-five feet (65 ft.) parallel with said westerly line of Elmwood Street; thence westerly seventy-nine feet (79 ft.) at an angle of 90 degrees with said westerly line of Elmwood Street to said easterly line of Fuller Road; thence southerly sixty-six and twenty-one one-hundredths feet (66.21 ft.) along said line of Fuller Road to the point and place of beginning. Containing about fifty-five hundred forty-six square feet.

The said premises are sold subject to the following restrictions: no building to be erected other than a one-family dwelling house and appurtenances and not less than twenty feet (20 ft.) from said easterly line of Fuller Road. No intoxicating liquors to be sold and no business or manufacturing carried on on said premises. Said covenants to be continuous and running with the land.

*corrected  
Mary Witbeck  
by M. O. Lux  
August 1949*

**Together** with the appurtenances and all the estate and rights of the party of the first part in and to the said premises.

**They have and to hold** the above granted premises, unto the said parties of the second part, their heirs and assigns forever.

**And** the said Mary Witbeck





party of the first part, do es covenant with the said parties of the second part as follows :

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

**Second** —That the said Mary Witbeck party of the first part will forever ~~maintain~~ the title to said premises.

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

In Presence of

Mary Witbeck   
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_   
  




State of New York  
County of Albany } ss:  
City of Albany

On this 19th day of May in the year Nineteen Hundred and 49 before me, the subscriber, personally appeared

Mary Witbeck

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

Michael P. Haman  
Notary Public

OFFICE OF ALBANY COUNTY CLERK  
MAY 23 2 18 PM '49

RECORDED

Mary Witbeck  
(M)  
August Lux &  
Marie C. Lux

Dated, May 18th 19 49

STATE OF NEW YORK  
County of Albany \$5.

RECORDED  
ON THE 23rd day of May 1949  
at LIBER 113 of DEEDS  
at PAGE 113 and examined.

CLERK  
Michael P. Haman  
6 21 1949  
Michael P. Haman

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