

Hundred and thirty-one, between GEORGE D'UTASSY and FLORENCE D'UTASSY, his wife, both of Broadway and Washington Street, Cedarhurst, Long Island, State of New York, Parties of the first part, and SOUND BEACH PROPERTY OWNERS ASSOCIATION INC., -of Sound Beach, Long Island, in the State of New York, part y of the second part;

WITNESSETH, That the parties of the first part, in consideration of the sum of One (\$1.00) Dollar lawful money of the United States, paid by the part y of the second <sup>representatives</sup> part, do hereby grant and release unto the part y of the second part, its legal / and assigns forever, ALL that piece or parcel of land, situate and being in the Township of Brookhaven, County of Suffolk and State of New York, and described as follows, to wit:

Lot s No.s:-1718 and 1719.

Together with the right, title and interest of the parties of the first part, if any, in and to that portion of the road or roads, streets or avenues immediately adjoining the said premises, as designated and delineated on the map entitled: " - - - - Map of Sound Beach, Section.....'B', Town of Brookhaven, Suffolk County, Long Island, New York," and filed in the Suffolk County Clerk's Office, the 3rd, day of June, 1929, Map No. 661.

~~THE right, title and interest in the roads, streets or avenues is subject to the right of the grantor of the party of the first part to allow the erection, installation and maintenance within the beds or at the sides of said streets, roads or avenues of water, gas pipes and mains, valves, etc., as well as transmission lines for electricity, telephone and telegraph and poles and necessary equipment connected therewith.~~

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 part y of the second part, its legal <sup>representatives</sup> / and assigns forever. Subject, however, to restrictions, easements and rights of way, of record and restrictions herein expressed.

<sup>representatives</sup> SAID part y of the second part for itself, its legal / and assigns forever, by acceptance of this deed, hereby covenants and agrees to observe the following covenants, which shall run with and bind said premises: THERE shall not be erected or maintained, without the written consent of the parties of the first part, on said premises, any abattoir, smith shop, forge, furnace, steam engine, brass foundry, nail, iron or other foundry, any manufactory of gunpowder, glue, varnish, vitriol or turpentine or for the tanning, dressing or preparing of skins, hides or leather or for carrying on any noxious, dangerous or offensive trade; all toilet outhouses shall be suitably screened and equipped with septic or chemical tanks; no part of said premises shall be used for any insane, inebriate or other asylum, or cemetery, or place of burial, or for any structure other than a dwelling, and suitable private garage for the owner or occupants of said dwelling, and said building shall not be used for any other purpose. No building shall be erected within fifteen feet from the nearest line of any street or road as shown on the map. Plans and specifications for all buildings must be submitted to the Daily Mirror, Subscription Department, for approval. Said premises shall not be sold, leased to or occupied by any other than a member of the Caucasian Race.

simple and have good right to convey the same;

SECOND: That the part y of the second part shall quietly enjoy said premises;

THIRD: That the said premises are free from incumbrances; excepting taxes and assessments imposed, assessed or levied on the above property after May 23rd, 1931.

FOURTH: That the parties of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH: That said parties of the first part 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  
*M. W. Inslee*

*George d'Utassy*

*Florence d'Utassy*

By *George d'Utassy*  
Attorney in Fact.

STATE OF NEW YORK }  
COUNTY OF NEW YORK } ss.:

On this 23rd day of May Nineteen Hundred and thirty-one, before me came GEORGE D'UTASSY, to me known to be one of the individuals described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*Madeleine W. Inslee*

MADELEINE W. INSLEE  
NOTARY PUBLIC  
Bronx Co. Clerk's No. 2, Register No. 3202  
N. Y. Co. Clerk's No. 20, Register No. 2-1-19  
Certificate filed in Suffolk County  
Certificate filed in Putnam County  
Term expires March 30, 1932

STATE OF NEW YORK }  
COUNTY OF NEW YORK } ss.:

On this 23rd day of May Nineteen Hundred and thirty-one, before me came GEORGE D'UTASSY, to me known to be the individual described in and appointed attorney in fact by a certain power of attorney executed by FLORENCE D'UTASSY, bearing date the Twelfth day of June, 1928, and recorded in the office of the Clerk of the County of Suffolk, on the Nineteenth day of June, 1928, and acknowledged that he executed the foregoing instrument as the act of said FLORENCE D'UTASSY.

*Madeleine W. Inslee*

MADELEINE W. INSLEE  
NOTARY PUBLIC  
Bronx Co. Clerk's No. 2, Register No. 3202  
N. Y. Co. Clerk's No. 20, Register No. 2-1-19  
Certificate filed in Suffolk County  
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Term expires March 30, 1932

RECORDED

JUN 5 1931

2 P. M.  
WARREN F. GREENHALGH  
Clerk of Suffolk County