

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING: KNOW YE, THAT SUN VALLEY BEACH, INC., a corporation organized and existing under the laws of the State of New Hampshire and having a place of business in the Town of Lebanon, County of New London and State of Connecticut, for the consideration of a valuable sum in dollars, received to its full satisfaction of JAMES B. BOAG of East Hartford, Connecticut, do give, grant, bargain, sell and confirm unto the said grantee, grantee's heirs, successors and assigns forever, a certain tract or parcel of land situated in the Town of Lebanon, County of New London and State of Connecticut, on the westerly side of a highway known as the Leonard Bridge Road, formerly known as the highway leading from the Exeter Meeting House to Leonard Bridge Station on the N.Y.M.R.R. and shown as Lot numbered one hundred seventy-three (173) on a Plan of Lake Williams on file in the Lebanon Land Records, entitled "Lake Williams Shores, Lebanon, Conn., Gilbert F. Perry, C.E." Said tract of land being a portion of the premises conveyed to the grantor by Warranty Deed of Pioneer Lumber Co., Inc., dated February 2, 1948.

The premises are conveyed subject to the restrictions hereinafter contained:

1. No tents or trailers, or temporary buildings, may be placed on said lot.
2. All buildings erected thereon shall be placed and set back not less than 15 feet from the street line, provided that steps, windows, porticos and projections appurtenant thereto, may be within said distance, nor within 8 feet from the line of the adjoining premises, nor shall any dwellings be of dimensions less than 22 feet by 24 feet unless otherwise requested by Grantor in writing.
3. There shall be no building constructed or erected on this property other than one family dwelling, with private garage and boat house, for private use only, which must conform with said dwelling. All buildings constructed of wood or metal must be shingled, stained, or painted with two coats of paint.
4. There shall be no livestock, animal or poultry, kept or maintained on the premises other than household pets.
5. The parcels hereby conveyed shall be used only for residential purposes.
6. No outside toilet shall be erected on the premises, nor shall signs for advertising purposes be erected or placed on the premises.
7. That no building or structure shall be erected or constructed on said premises unless the plans therefor have first been submitted to and approved in writing by the said Grantor.
8. Every structure, or addition thereto, shall be built upon a masonry foundation.
9. Each lot is subject to an assessment of Fifty Dollars (\$50.00) payable to said Grantor and running against said lot in the event of construction of a water main in the street running by said lot, and providing a water supply available to the same, said assessment to be paid at the time said water supply system is completed and made available to said lot.
10. All structures must comply with municipal and governmental laws, ordinances, and regulations and if any restrictions or conditions herein do not comply therewith it shall not be construed as a waiver by the Grantor of compliance with such laws, ordinances and regulations.
11. The foregoing restrictions shall be deemed and considered covenants running with said premises and shall be binding upon the Grantees, heirs, executors, administrators, and assigns.

The Grantor reserves the privilege and right to grant easements and give authority to any companies or municipalities to install electric, telephone, telegraph poles and wires, gas and water mains, sewers, and to such companies or municipalities to operate and maintain its equipment over and in any and all roads, streets, avenues, or ways as shown on plan of Lake Williams Shores, as well as in and on lot or lots of land hereinabove described.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto the said grantee, grantee's heirs, successors and assigns forever, to them and their own proper use and behoof. And also, the said grantor do for itself, its successors and assigns, covenant with the said grantee, grantee's successors, heirs and assigns, that at and until the ensembling of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever. AND FURTHERMORE, it, the said grantor, does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee, grantee's successors, heirs and assigns, against all claims and demands whatsoever.

IN WITNESS WHEREOF, Sun Valley Beach, Inc. has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized this tenth day of April A.D. 1951.

Signed, sealed and delivered

in presence of Revenue  
Gloria Hanson Stamps  
Selma Meyers \$.55

SUN VALLEY BEACH, INC. SEAL  
BY Charles E. Dockser, Treasurer

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF SUFFOLK

In Boston on the 10th day of April 1951 before me personally appeared the said