

Frank L. Perry et al
by Attorney
to
Russell Beach Association

Received for Record this 23 day of October A.D. 1922 at 10:40 o'clock A.M.,
as a proper certificate was furnished in compliance with Sec. 3957, Compiled Laws 1897.
Stanley C. Rogers Register of Deeds.

This Indenture, Made this tenth day of August

in the year of our Lord one thousand nine hundred and twenty-two

BETWEEN Frank L. Perry and Hannah L. Perry, his wife; Elmer E. Hymers and Maude E. Hymers, his wife; Charles H. Richmond and Jennie B. Richmond, his wife, Vinnia W. Hogle as widow of George Hogle, deceased; as Guardian for Amy C. Hogle, one of the heirs of George Hogle, deceased, (an infant) and as grantee of all the other heirs of said deceased, by Frank L. Perry, Attorney-in-Fact, party of the first part, and Russell Beach Association, a Corporation party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do es by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and its successors ~~heirs and assigns~~ Forever, all those certain piece s or parcel s of land situate and being in the Township of Commerce County of Oakland and state of Michigan, and described as follows, to-wit:

Lot Number 57-109-60-61 of Russel Beach. Subdivision of the north-west part of the north-east fractional quarter of Section one, town two north, range eight east, containing 42.59 acres, more or less. Also the east 15 acres of the north-east part of the northwest fractional quarter of said section one, town two north, range eight east, and other lands lying south of Cooley Lake in Section 36, White Lake Township, according to the recorded plat thereof, subject to the following restrictions which shall run with the land:

- 1. No cottage or dwelling shall be erected on said lands which shall cost less than Five Hundred (\$500) Dollars.
- 2. No Dwelling or other building shall be erected on said lands at a distance less than fifty (50) feet from highwater mark of the lake frontage of any lake front lot.
- 3. No outside closets or privies shall be maintained on said lands; all dwellings shall be equipped with sanitary closets.

It is expressly understood by and between the parties hereto that the above described lots are hereby conveyed, and are to be used and maintained for the use and benefit of all owners of lots on Russell Beach Subdivision for recreation and park purposes, and for no other purpose TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; To Have and to

Hold the said premises, as herein described, with the appurtenances, unto the said party of the second part, and to its heirs and assigns, Forever. And the said Frank L. Perry, for and in behalf of himself and the creators of said trust as contained in the instrument appointing him as such Attorney-in-Fact, parties of the first part, for themselves, their heirs, executors and administrators, do es covenant, grant bargain and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the above granted premises in fee simple; that they are free from all encumbrances whatever;

and that they will, and their heirs, executors, administrators, they shall Warrant and Defend the same against all lawful claims whatsoever. prior to the date hereof

In Witness Whereof, The said parties of the first part have hereunto set their hand s and seal s the day and year first above written. by their said Attorney-in-Fact, duly authorized Frank L. Perry (L.S.)

Signed, Sealed and Delivered in Presence of	} U. S. I. R.	Hannah L. Perry (L.S.)
Clarence E. Smith		Charles H. Richmond
Chas. H. Richmond		Jennie B. Richmond (L.S.)
		Elmer E. Hymers,
		Maude E. Hymers, (L.S.)
		Vinnia W. Hogle
		Vinnia W. Hogle, as Guardian of
		Amy C. Hogle an infant
		By F. L. Perry, Attorney-in-Fact

STATE OF MICHIGAN, } ss. On this tenth day of August in the year one
County of Oakland } thousand nine hundred and twenty-two , before me, a Notary Public

in and for said County, personally appeared Frank L. Perry, as Attorney-in-Fact, for the several named grantors in this instrument to me known to be the same person described in and who executed the within instrument, who has acknowledged the same to be his free act and deed, and the free act and deed of the said several grantors; and that the same is executed in