

DEED RECORD.

(WARRANTY DEED—HASTINGS & HEYDEN FORM.)

4098—KLOPP & BARTLETT CO., PRINTING, LITHOGRAPHING, STATIONERY, OMAHA

39.
 FROM
HASTINGS & HEYDEN
 TO
 Karl Eitner

Entered on Numerical Index and recorded
 March 8th A. D. 1912 , at 4.10 o'clock, P M.

Frank W. Bandle
 Register of Deeds.

Compared by

Know all Men by These Presents, That **HASTINGS & HEYDEN**, a corporation organized under the laws of the State of Nebraska,
 in consideration of **Four hundred Seventy-five (\$475)** DOLLARS,
 in hand paid, do hereby **GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM** unto **Karl Eitner**

the following described **REAL ESTATE**, situate in the
 County of Douglas and State of Nebraska, to wit: **Lot Eight (8) in Block Four (4) in Collier Place addition in the City of Omaha, as surveyed, platted and recorded. Sold subject to the following building restrictions and conditions: The said premises shall be occupied and used for dwelling purposes only for a period of at least ten years from May 25, 1907, unless the said Hastings & Heyden, a corporation, its successors or assigns shall consent in writing to other use of occupation, and if additional or other houses are built on said lot within ten years, then each such dwelling shall cost not less than Twelve Hundred (\$1200) Dollars. The main part or body of all dwelling houses to be kept Thirty feet back from the street line on which said lot fronts. In case the party of the second part should wish to erect a store building on said lot they shall have the privilege of doing so at any time, but said store building shall cost not less than Twelve Hundred (\$1200) Dollars, if built at any time within ten years from this date, and if said store building shall be built the same can be built on front lot line. Also sold subject to the state and county taxes for the year 1908 and all subsequent taxes and assessments. This property was sold on contract to Karl Eitner under date of October 3rd 1908 and this deed is subject to all liens and incumbrances created against said premises by said Karl Eitner, his successors or assigns**

TOGETHER with all the Tenements, Hereditaments and Appurtenances to the same belonging, and all the Estate, Title, Dower, Claim or Demand whatsoever of the said **HASTINGS & HEYDEN**,

of, in, or to the same or any part thereof;

To Have and to Hold the above described premises with the appurtenances, unto the said **Karl Eitner**

and to **his** heirs and assigns forever: And the said **HASTINGS & HEYDEN**, for themselves and their successors, doth covenant with the said

Karl Eitner

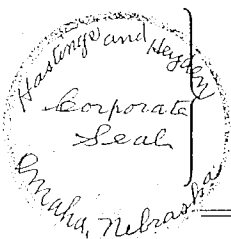
and with **his** heirs and assigns, that it is lawfully seized of said premises;

that they are free from incumbrance; that it has good right and lawful authority to sell the same, and that it will, and its successors shall, warrant and defend the same unto the said **Karl Eitner**

and **his** heirs and assigns, forever, against the lawful claims and demands of all persons whomsoever.

WITNESS the hand of the corporation by its President, and the seal thereof, this **8th** day of **March** A. D.,
 One Thousand Nine Hundred and **Twelve (1912)**.

In Presence of
Zella M. Green



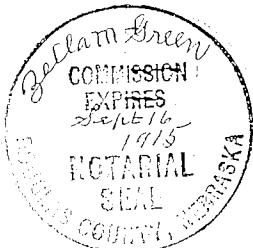
Hastings & Heyden
 By **Byron R. Hastings, President**
Edward T. Heyden, Secretary

THE STATE OF NEBRASKA,
 Douglas County,

ss. On this **8th** day of **March** A. D. **1912** , before me, a Notary

Public in and for said County, personally came the above-named **Byron R. Hastings, President of HASTINGS & HEYDEN**, who is personally known to me to be the identical person whose name is affixed to the above Deed as President of **HASTINGS & HEYDEN**, the grantor, and he acknowledged the instrument to be his voluntary act and deed, and the voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal the date aforesaid,



Zella M. Green

Notary Public.