

DEED RECORD NO. 510.

INVESTORS SYNDICATE, INC.
FROM ~~HASTINGS & COMPANY~~ to Matilda M. Frahm

5. **Know All Men by These Presents,** INVESTORS SYNDICATE, INC. That ~~HASTINGS & COMPANY~~ a corporation organized under the laws of the State of Nebraska,

in consideration of One and No/100 DOLLARS,

in hand paid, do hereby *Grant, Bargain, Sell, Convey and Confirm* unto Matilda M. Frahm

the following described *Real Estate*,
situate in the County of Douglas and State of Nebraska, to-wit:

South 177.4 feet of Lots Three (3) and Four (4), Block Thirty eight (38) In West Dodge an Addition in Douglas County, Nebraska as surveyed, platted and recorded. Subject to 1933 County Taxes and all Taxes hereafter levied and assessed.

The above described premises are sold subject to the following restrictions as to use and restrictions as to buildings to be placed or maintained thereon during period ending January 1st, 1970. Any residence erected thereon shall cost not less than the sum of Four thousand (\$4000.00) Dollars, exclusive of the cost of garage or other outbuildings and must be of permanent construction, either stone, brick or stucco exterior with shingle or tile roof and setting on brick, stone, concrete or tile foundation. Any business building erected thereon must cover an area of at least 1000 square feet and must be of brick construction with either a faced brick, terra-cotta or stone front. The main body of any building or outbuildings, shall be at least 20-feet from the line of the street or streets adjacent to said lot.

It is expressly understood and agreed that this lot is sold subject to the rights of the North Western Bell Telephone Company and of the Nebraska Power Company, to place and maintain poles on or adjacent to the lines of said lot. Any barn, garage, outbuildings or fences erected on said premises shall not be built or used before construction of the main dwelling house is started, unless with special written permission from the undersigned seller. No sod, earth, sand, gravel, or trees shall be sold and removed from said premises without the written consent of the undersigned seller; provided, however, that this restriction shall not prevent or prohibit the purchaser, heirs or assigns, from removing sod, earth, sand, gravel or trees in the development of said premises for residence purposes. The premises shall be owned or used for residence purposes, only by members of the Caucasian race. No building or improvements already erected shall be moved on to said premises or any part thereof unless the written consent of the undersigned seller is first obtained.

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 & COMPANY~~ INVESTORS SYNDICATE, INC.

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 Matilda M. Frahm and to her heirs and assigns forever: And the said ~~HASTINGS & COMPANY~~ INVESTORS SYNDICATE, INC. for themselves and their successors, doth covenant with the said Matilda M. Frahm

and with her 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 Matilda M. Frahm and her 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 13 day of Sept. 1933 A. D., One Thousand Nine Hundred and Thirty Three

IN PRESENCE OF Carl S. Deems INVESTORS SYNDICATE, INC.
By Byron R. Hastings, President.
Attest: Kenneth F. Reed, Secretary.



The State of Nebraska, }
Douglas County, } ss.

On this 13 day of Sept. A. D. 1933. before me, a Notary Public in and for said County, personally came the above named Byron R. Hastings, President of INVESTORS SYNDICATE, INC. ~~HASTINGS & COMPANY~~ who is personally known to me to be the identical person whose name is affixed to the above Deed as President of INVESTORS SYNDICATE, INC. ~~HASTINGS & COMPANY~~, 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.
Carl S. Deems

My Commission expires the 11 day of January, 1936. Notary Public.
Entered in Numerical Index and Recorded September 16th, A. D. 1933 at 10:05 o'clock AM.
Compared by Thomas J. O'Connor, Register of Deeds.