

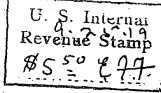
DEED RECORD No. 429

MADE—PRINTED BY OMAHA PRINTING CO., OMAHA

IN WITNESS WHEREOF, I, have hereunto set my hand this 25th day of September, A.D. one thousand nine hundred and nineteen .

Ella F. Farrar

In presence of
Linn P. Campbell



The State of Nebraska, }
Douglas County } ss.

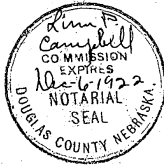
On this 25th day of September, A.D., 1919, before me, a Notary Public, in and for said County, personally came the above named Ella F. Farrar, widow who is personally known to me to be the identical person whose name is affixed to the above Deed as grantor, and she acknowledged the instrument to be her voluntary act and deed.

WITNESS my hand and Notarial Seal the date aforesaid.

Linn P Campbell

Notary Public.

My commission expires December 6th 1922.



State of Nebraska }
County of Douglas }

Entered on Numerical Index and filed for Record in the Register of Deeds Office of said County the 25th day of September, 1919, at 11:35 o'clock A.M.

Harry Pearce

Register of Deeds.

Compared by W&P

6. Warranty Deed.) RESOLUTION.
Dundee Realty Co.) Omaha, Nebr. September 25, 1919.
to) At a regularly called meeting of the Board of Directors
Carl A. Carlson.) of Dundee Realty Company held this day at the office of said Company in the City of Omaha, the following resolution was unanimously adopted:

RESOLVED, That the officers of Dundee Realty Company be and they are hereby authorized and directed to make, execute and deliver unto Carl A. Carlson, a Warranty Deed for Lot Fourteen (14), in Block One Hundred Twenty-eight (128) in Dundee Place, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.

J. E. George,
Secretary.

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That Dundee Realty Company, of Omaha, Nebraska, a Corporation duly organized and existing under and by virtue of the laws of the State of Nebraska, in consideration of Fifteen Hundred (\$1500.00) Dollars in hand paid, the receipt whereof, is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Carl A. Carlson, of Douglas County, Nebraska, the following described real property, situate in the County of Douglas and State of Nebraska, to-wit: Lot Fourteen (14) in Block One Hundred Twenty-eight (128) Dundee Place an Addition to the City of Omaha, as surveyed, platted and recorded; subject to State

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and County taxes for the year A.D. 1916 and subsequent taxes; subject also to the last nine (9) installments of Special Assessment levied against said property for the paving of Fifty-first Street; subject also to all Special assessments levied prior, and subsequent to May 4, A.D. 1916 against said property for the paving of Farnam Street; subject also to all special assessments thereafter levied against said property; subject also to the following limitations, restrictions, conditions and covenants:

FIRST: The said premises shall be occupied and used for residence purposes exclusively from the date hereof until the first day of January, A.D. 1930.

SECOND: No building nor any part nor projection thereof, except the cornice of the roof, shall at any time within said period be erected or located on said premises within thirty-five (35) feet of the street line bordering said lot, except that an open porch and roof thereon or a terrace may be attached to the building between it and the said street line.

THIRD: No building shall be erected on said premises within said period other than a single, detached dwelling built thereon, with necessary outbuildings, and such dwelling shall not be less than two full stories in height and the cost of such dwelling exclusive of outbuildings, shall not be less than Four Thousand (\$4000.00) Dollars.

FOURTH: Garage or other outbuildings, if erected on said premises during said period and if detached from the dwelling, must be built of the same material and shall correspond in architecture with the dwelling and shall not be built within one hundred (100) feet of the street line bordering said lot.

FIFTH: All dirt from the cellar, basement or other excavations on said premises during said period shall be removed from said premises and the general slope of said premises and terrace, after the buildings have been erected, shall remain substantially as it is at the date hereof.

SIXTH: This deed is given subject to a license granted by said Dundee Realty Company to the Nebraska Telephone Company and the Nebraska Power Company, jointly, their successors, lessees and assigns, to erect, operate and maintain a joint pole line, and lateral pipes thereto, and to erect, operate, maintain, repair and renew poles, and lateral pipes thereto, for holding wires, cables, cross-arms and other customary fixtures and apparatus for telephone, telegraph, messenger, electric light and power purposes along the rear boundary line of said lot for the use and benefit of the owners and occupants of said block

SEVENTH: Each of the conditions and covenants aforesaid shall run with and bind the land herein described and every part thereof and be binding upon every person who shall be the owner thereof during said period.

EIGHTH: By accepting this deed, the said Carl A. Carlson, hereby binds himself, his heirs, executors, administrators, assigns and grantees to observe and perform all the conditions hereinbefore mentioned.

Together with all the tenements, hereditaments and appurtenances to the same belonging and all the estate, title, claim or demand whatsoever of said Dundee Realty Company of, in or to the same or any part thereof.

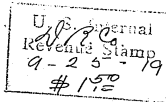
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TABLET—MFG. BY OMAHA PRINTING CO., OMAHA

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Carl A. Carlson and his heirs and assigns forever; and the said Dundee Realty Company, for itself and its successors, does hereby covenant with the said Carl A. Carlson and with his heirs and assigns that it is lawfully seized of said premises, that they are free from encumbrance, except as above set forth, 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 Carl A. Carlson, and his heirs and assigns forever against the lawful claims and demands of all persons whomsoever, except as hereinbefore provided.

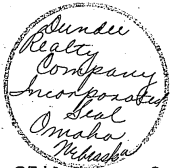
IN WITNESS WHEREOF, Said Dundee Realty Company has caused these presents to be signed by its President and Secretary and its Corporate Seal to be hereunto affixed in accordance with a resolution of the Board of Directors of said Dundee Realty Company, this 25th day of September, A.D. 1919.

In presence of
W. P. Robertson



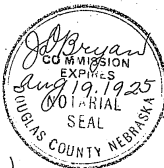
DUNDEE REALTY COMPANY,
By Charles C. George, President.
Attest: J. E. George,
Secretary.

STATE OF NEBRASKA, }
County of Douglas. } ss.



On this 25th day of September, A.D. 1919, before me, a Notary Public, duly commissioned, and qualified in and for said County, personally came the above named Charles C. George, President, and J. E. George, Secretary of said Dundee Realty Company who are personally known to me to be the identical persons whose names are affixed to the above deed as President and Secretary of said Corporation, and they acknowledged said instrument to be their voluntary act and deed and the voluntary act and deed of said Corporation.

WITNESS my hand and official seal at Omaha, in said County the date last aforesaid.



J. D. Bryan,
Notary Public.

My commission expires on the 19th day of August A. D. 1925.

State of Nebraska, }
Douglas County. }

Entered on Numerical Index and filed for record in the Register of Deeds Office of said County, the 1st day of October, 1919, at 11.15 o'clock A.M.

Harry Pearce,
Register of Deeds,

Compared by W&O