

DEED RECORD No. 814

21. WARRANTY DEED
Dundee Realty Co.
to
Arthur H. Fetters

} Know All Men By These Presents, That the Dundee Realty Company of Omaha Nebraska a corporation duly organized under the laws of the State of Nebraska in consideration of Forty nine hundred (\$4900.00) Dollars in hand paid does hereby grant bargain sell convey and confirm unto Arthur H. Fetters of Douglas County Nebraska the following described real estate situate in the County of Douglas and State of Nebraska to-wit: Lot fifty Nine (59) in Fairacres as surveyed platted and recorded subject to County taxes for theyear A.D. 1908 and all Subsequent taxes together with all the tenements hereditaments and appurtenances to the same belonging and all the estate title claim or interest of said Dundee Realty Company 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 Arthur H. Fetters and his heirs and assigns forever subject to the following limitations restrictions conditions and covenants.

First The said premises shall be occupied and used for residence purposes exclusively for a period of fifteen years from date hereof.

Second; No residence or other building shall at any time within said period of fifteen years be erected and kept wholly or partly on the lot, ^{hereby} conveyed within 100 feet of Fairacres Road or within 100 feet of Prospect Avenue or within 75 feet of California Street.

Third; The residence or residences placed on said lot within said period of fifteen years shall be single detached dwellings with necessary out-buildings and each dwelling built thereon exclusive of out-buildings shall cost not less than \$5000.00.

Fourth; No Barn or out-building shall at any time within said period of fifteen years be erected and kept wholly or partly within 150 feet of Fairacres ^{Road} or within 100 feet of Prospect Avenue or within 75 feet of California. Street.

Fifth ; Each of the conditions and covenants aforesaid shall run with and bind the land hereby conveyed and every part thereof, during said period of fifteen years.

Sixth; By accepting this deed the said Arthur H. Fetters hereby binds himself his heirs executors administrators assigns and grantees to observe all the conditions hereinbefore mentioned as fully as though he had signed these presents and the said Dundee Realty Company for itself its successors and assigns does covenant with the said Arthur H. Fetters and with his heirs and assigns that that it is lawfully seized of said premises that they are free from incumbrance except as above stated 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 Arthur H. Fetters and his heirs and assigns forever against the lawful claims and demands of all persons whomsoever. subject to the conditions hereinbefore named.

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 this tenth day of September A. D. 1908 in accordance with a Resolution of the Board of Directors. of said Dundee Realty Company.

In presence of
W. R. McFarland



Dundee Realty Company
By Charles C. George President
Attest J. E. George Secretary.

State of Nebraska }
County of Douglas } ss.

On this tenth day of September A.D. 1908 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

DEED RECORD No. 314

Secretary of said Corporation and they acknowledged the 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 aforesaid.

W. R. McFarland

Notary Public

My commission expires Nov. 27, 1911.

The State of Nebraska)
Douglas County)

Entered on Numerical index and filed for record
in the Register of Deeds office of said County
the 11th day of September 1908 at 4.30 o'clock P.M.

Frank W. Bandle

Register of Deeds

Compared By.

7. WARRANTY DEED
The Omaha Realty Company
to
Matthew Bjornson et al

Know All Men By These Presents, That The Omaha Realty Company a corporation organized under the laws of the State of Nebraska in consideration of One Dollar and other valuable considerations in hand paid does hereby Grant Bargain Sell Convey and Confirm unto Matthew Bjornson and Charles Haas doing business under the firm name

and style of Bjornson & Haas the following described Real Property situate in the County of Douglas and State of Nebraska to-wit:

The East forty four feet (E. 44ft.) of Lot three (3) Block Seventy five (75) according to the original plat of the City of Omaha as surveyed and lithographed, subject to the County taxes for the year 1908 and taxes for subsequent years together with all the tenements hereditaments and appurtenances to the same belonging and all the Estate Title Claim or Demand whatsoever of The Omaha Realty Company 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 Grantees and to their heirs and assigns forever. And The Omaha Realty Company for itself and its successors does covenant with the said Grantees and with their heirs and assigns that it is lawfully seized of said premises that they are free from incumbrance except as above stated 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 Grantees their heirs and assigns forever against the lawful claims and demands of all persons whatsoever.

In Witness Whereof, The Omaha Realty Company has caused these presents to be signed by its President and its corporate seal to hereunto affixed this 6th day of July 1908.

In presence of
Mary Z. Shapiro

The Omaha Realty Company
By L. F. Crofoot President



State of New York)
County of New York) ss.

On this 8th day of July A.D. 1908 before me, a Notary Public duly commissioned and qualified in and for said County personally came the above named L. F. Crofoot President of The Omaha Realty Company who is personally known to me to be the identical person whose name is affixed to the above Deed as President of said Corporation and he acknowledged the instrument to be his voluntary act and deed and the voluntary act and deed of said corporation