

WARRANTY DEED.

801—Warranty Deed.

From Charles J. Coggins & Mary C. Coggins  
 To Myrtle Frank Rosebrough  
 Filed for record May 31  
 A. D. 1920 at 11 o'clock and 10 minutes A. M.  
 By J. H. Moore Register of Deeds.  
 Deputy.  
 Fee \$ 1.00

Know all Men by these Presents:

That Charles J. Coggins & Mary C. Coggins, his wife; Chuck H. Woods & Blake Pace Woods, his wife; Geo. J. Woods & Richard C. Woods, his wife of the County of Lancaster and State of Nebraska for and in consideration of the sum of Seven Hundred and 00/100 DOLLARS, in hand paid, do hereby GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM unto Myrtle Frank Rosebrough of the County of Lancaster and State of Nebraska the following described premises situated in Lincoln in the County of Lancaster and State of Nebraska to-wit:

Lot 2 of 1st 2nd 1/2 Sec. 22 in Twp. 13 N. Range 10 W. Meridian of 1893, Lancaster County, State of Nebraska.  
 The party of the second part covenants with the party of the first part that he will not, and that his heirs and assigns shall not at any time hereafter erect or permit upon any part of said land any mercantile or business house, factory or standing stable and that he will not construct thereon any dwelling house to cost less than Two Thousand Dollars.

and Charles J. Coggins, Chuck H. Woods & Geo. J. Woods do hereby covenant with the said Myrtle Frank Rosebrough and his heirs and assigns, that they are lawfully seized of said premises; that they are free from incumbrance that they have good right and lawful authority to convey the same, and Charles J. Coggins, Chuck H. Woods and Geo. J. Woods do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

And the said Charles J. Coggins, Chuck H. Woods & Richard C. Woods hereby relinquishes all right of dower in and to the above described premises.

Signed this Twenty-fifth day of May A. D. 1920.  
 In Presence of Charles J. Coggins, Mary C. Coggins, Chuck H. Woods, Blake Pace Woods, Geo. J. Woods, Richard C. Woods

The State of Nebraska, }  
 Lancaster County, } ss.  
 On this 25th day of May A. D. 1920, before me Charles J. Stuthart, a Notary Public duly appointed and qualified for and residing in said County, personally came Charles J. Coggins, Mary C. Coggins, Chuck H. Woods, Blake Pace Woods, Geo. J. Woods, Richard C. Woods to me known to be the identical person described in and who executed the foregoing instrument as grantor and they acknowledged the said instrument to be their voluntary act and deed.  
 WITNESS my hand and Notarial Seal at Lincoln in said County, the day and year last above written.  
Charles J. Stuthart  
 Notary Public

