

DEED RECORD NO. 596

287771-OMAHA PRINTING CO., OMAHA

2.

FROM  
Alice Hall & Hbd.,

TO  
Alice Nelson,

**Know All Men By These Presents:** That Alice Hall & Garland Hall, husband & wife, in consideration of One Dollar and other consideration, in hand paid, do hereby grant, bargain, sell, convey and confirm unto Alice Nelson, the following described real estate, situate in the County of Douglas, and State of Nebraska, to-wit: Lots #14 and #15 in Country Club Heights, an addition to City of Omaha, Douglas County, Nebraska. FIRST: Said premises is to be occupied and used for residence purposes exclusively for a period of fifteen (15) years from April 6th, 1931. 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 (30) feet of said lot line on 53rd Street. 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 (2) stories in heights, and the foundation of such dwelling shall not be less than 720 square feet exclusive of outbuildings or any garage attached to said dwelling. FOURTH: No dwelling shall be erected on said premises within said period unless built of a permanent building material such as brick, brick veneer, stone or stucco. No frame dwelling shall be erected. FIFTH: Garage or other buildings 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. SIXTH: All dirt from 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 the same. SEVENTH: Each of the conditions and covenants aforesaid shall run with and bind the land herein described, and each part thereof, and be binding upon each person who shall be the owner thereof during said period.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Alice Hall and Garland Hall

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 Alice Nelson

and to her heirs and assigns forever; and we the said Alice Hall and Garland Hall for ourselves, and our heirs, executors and

administrators, do covenant with the said Alice Nelson,

and with her heirs and assigns, that we are lawfully seized of said premises, that they are free from all

and that we have good right and lawful authority to sell the same and that we will and our heirs, executors, and administrators shall warrant and defend the same unto the said Alice Nelson

and to her heirs and assigns forever, against the lawful claims of all persons whomsoever.

In Witness Whereof: we have hereunto set our hands this 15th day of April A. D. 1931

In Presence of

John M. Berger;

Alice Hall,

Garland Hall,

STATE OF NEBRASKA, } ss.  
County of Douglas

On this 15th day of April A. D. 1931

before me, a Notary Public in and for said County, personally came the above named Alice Hall & Garland Hall, husband & wife,

who are personally known to me to be the identical person whose name is affixed to the above instrument as grantor, and they acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Lucille V. Huff,

Notary Public.

My commission expires on the 24th day of April A. D. 1936.



Entered in Numerical index and recorded July 14th A. D. 1931, at 9:15 o'clock, A. M.

Compared by R&G. Harry Pearce, Register of Deeds.