

DEED RECORD No. 547

23. WARRANTY DEED.

N. P. Dodge, Jr., & wf.
to
Fritz Anderson

KNOW ALL MEN BY THESE PRESENTS, That N. P. Dodge Jr., and
Laura W. Dodge, husband and wife, in consideration of Three Hundred
Nineteen and no/100 (\$319.00) Dollars in hand paid, do hereby grant,
bargain, sell convey and confirm unto Fritz Anderson the following described real estate,
situate in the County of Douglas and State of Nebraska, to-wit: Lot Fifty-seven (57) in West
Lawn Hill Addition to Omaha, as surveyed, platted and recorded.

Subject to any liens or encumbrance assumed or created by purchaser on or before
December 4th 1917, or his assigns.

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 N. P. Dodge Jr. and Laura W. Dodge of, in, or to the same, or anypart thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the
said Fritz Anderson and to his heirs and assigns forever, and we, the said N. P. Dodge Jr. and
Laura W. Dodge, for ourselves and our heirs, executors and administrators, do covenant with
the said Fritz Anderson and with his heirs and assigns, that we are lawfully seized of said
premises, that they are free from encumbrance except the regular taxes for the year 1928, and
subsequent taxes, and all special taxes levied or assessed on or after December 4th, 1917;
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 Fritz Anderson,
and his heirs and assigns forever, against the lawful claims of all persons whomsoever.

This lot is sold and deed given on the express covenant that no dwelling shall
at any time be placed thereon of less than four rooms, shingle roofing, drop siding, painted,
plastered or ceiled, or of brick, cement or stone, and that said premises shall never be
occupied by a colored person.

All buildings shall be placed at least twenty feet back from the front line of the
lot.

In witness whereof, we have hereunto set our hands this Thirtieth day of September,
A.D., 1927.

In presence of
C. W. Kelley

N. P. DODGE, JR.
Laura W. Dodge

State of Nebraska,)
County of Douglas) ss.

On this Thirtieth day of September, A.D., 1927, before me a Notary Public in and
for said County, personally came the above named N. P. Dodge, Jr., and Laura W. Dodge, who are
personally known to me to be the identical persons whose names are affixed to the above instru-
ment as granters, and they acknowledged said instrument to be their voluntary act and deed.



Witness my hand and Notarial Seal the date last aforesaid.

C. W. Kelley
Notary Public.

State of Nebraska,)
Douglas County,) ss.

My commission expires on the 15th day of Sept. A.D. 1930.
Entered in Numerical Index and filed for Record in
the Register of Deeds' Office of said County, the 13th
day of October, A.D., 1927, at 4:02 o'clock p.m.

Harry Pearce, Register of Deeds,
Compared by W&H.