

# DEED RECORD

26. FROM  
**Charles W. Martin and Wife**

To  
**Marina Hultgren**

STATE OF NEBRASKA, } ss.  
Douglas County, } Entered on Numerical  
Index and filed for Record in the Register of Deeds Office of said  
County, the 6th day of April 19 22  
at 4.15 o'clock P. M., and recorded in Book 466  
of Deeds Page 92.  
Harry Pearce, Register of Deeds,  
Compared By W&P. Deputy

## Know All Men by These Presents:

That Charles W. Martin and Lyda B. Martin—husband and wife, in consideration of

Nine Hundred (\$900)

DOLLARS,

in hand paid, do hereby grant, bargain, sell, convey and confirm unto **Marina Hultgren**

the following described real estate, situate in the County of Douglas and State of Nebraska, to wit:

Lot Seventeen (17) in Block Twenty three (23)

In Minne Lusa, and Addition to the City of Omaha as surveyed, platted and recorded; 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 Charles W. Martin and Lyda B. Martin, his wife, or either of them of, in, or to the same, or any part thereof;

Subject to the right of the Nebraska Telephone Company and the Omaha Electric Light and Power Company to place and maintain poles on the rear line of said lot.

Subject to the County taxes for the year 1915 and all taxes thereafter levied, and also all special street improvement taxes not delinquent May 1st 1915

To Have and To Hold the above described premises, with the appurtenances, unto the said

**Marina Hultgren**

and to **her**

heirs and assigns forever

Subject to the following provisions and conditions, to wit: The said premises shall be occupied and used for dwelling purposes only for at least twenty-five years from this date and said dwelling house shall cost not less than (\$2500) Dollars, and if additional or other houses are built on said lot within twenty-five years, then each such dwelling place shall cost not less than (\$2500) Dollars. All dwelling houses to be kept at least (40) feet back from the front lot line of said lot, and if a house or outbuilding is built on the rear of said lot, it shall be at least (20) feet from the West line of said lot. This deed and conveyance is made subject to the faithful observance of and compliance with each and every one of these provisions and conditions, during the said period of twenty-five years and these provisions, agreements and conditions shall be binding upon the heirs, administrators, executors and assigns of the respective grantees.

And I, the said Charles W. Martin for myself and my heirs, executors and administrators, do covenant with the said **Marina Hultgren**

and with **her** heirs and assigns, that I am lawfully seized of said premises, that they are free from incumbrance that I have good right and lawful authority to sell the same

and that I will and my heirs, executors, and administrators shall warrant and defend the same unto the said **Marina Hultgren**

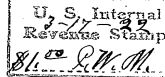
and **her** heirs and assigns forever, against the lawful claims of all persons whomsoever

In Witness Whereof, We have hereunto set our hand s this 17th day of March A.D. 1922.

In Presence of

**E. A. Hoisington**

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



**Charles W. Martin**

**Lyda B. Martin**

On this 17th day of March A.D. 1922, before me a Notary Public in and for said County, personally came the above named Charles W. Martin and Lyda B. Martin—husband and wife who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and they acknowledged said instrument to be their voluntary act and deed

**E. A. Hoisington,** Notary Public.

My commission expires on the 18 day of Dec. A. D. 1923



STATE OF NEBRASKA  
County Clerk  
By  
Deputy  
In consideration of the payment of the debt named therein the annexed mortgage is hereby released and cancelled of record this 19 day of