

WARRANTY DEED (DOUGLAS COUNTY FORM)

KNOW ALL MEN BY THESE PRESENTS, That Hugh H. Harper and Ruth F. Harper (Husband and wife)

in consideration of Three thousand (\$3000.00) dollars DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Roy C. Merritt

the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit: Lots two hundred forty four, (244), two hundred forty five (245), two hundred forty six, (246), and two hundred forty seven (247) in Sunshine, an Addition in Omaha, Douglas County, Nebraska, as surveyed, planned and recorded.

No building or any part or projection thereof, except the cornice of the roof, shall, at any time within ten (10) years from January 1, 1924, be erected or located on the property herein described within thirty-five feet of the East line of said lots except that an open porch and roof thereon, or a terrace may be attached to the building between it and the said East line. No dwelling shall be erected on said property within ten (10) years from January 1, 1924, costing less than fifteen hundred (\$1500.00) dollars. Said premises are sold subject to the right of electric light and telephone companies to erect and maintain their poles upon the rear division lines of said lots. Subject to all taxes both regular and special and assessments and encumbrances that are now a lien or may hereafter become a lien against the above described premises 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 Hugh H. Harper and Ruth F. Harper 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 Roy C. Merritt

and to his heirs and assigns forever, and we the said Hugh H. Harper and Ruth F. Harper for ourselves and our heirs, executors, and administrators, do covenant with said Roy C. Merritt and with his heirs and assigns, that we are lawfully seized of said premises, that they are free from encumbrance except as above stated

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 Roy C. Merritt and his heirs and assigns forever, against the lawful claims of all persons whomsoever Subject to conditions hereinbefore mentioned

IN WITNESS WHEREOF we have hereunto set our hands this twenty-third day of July A. D. 1927

In presence of

[Signature]

[Signatures: Hugh H. Harper, Ruth F. Harper]

STATE OF NEBRASKA

County of Douglas,

July 23, 1927

On this 23rd day of July

day of July

before me, Notary Public in and for said County, personally came the above named Hugh H. Harper and Ruth F. Harper (husband and wife)



who are personally known to me, and whose names are affixed to the above instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed and that they were of legal age and sound mind.

Notary Public

A. D. 1927