

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, Daniel G. Cary and Cornelia S. Cary, husband and wife, the Grantors hereunder, in consideration of One Dollar (\$1.00) and other valuable considerations in hand paid, do hereby grant, bargain, sell convey and confirm unto J. Carey Martin, and Estelle Marie Martin, husband and wife, as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of Douglas and State of Nebraska, to wit:

Lot 14, West Rockbrook, as platted and recorded in Douglas County, Nebraska.

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 Grantors, of, in, or to the same or any part thereof:

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

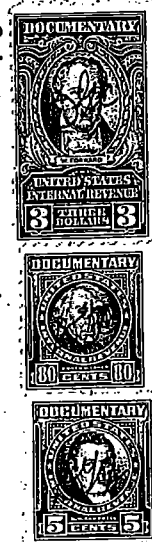
Subject also to the following reservations, restrictions and conditions except such as may be waived in writing by the Grantors or their heirs or assigns to which said grantees, heirs and assigns and accept namely:

FIRST: (Building regulations) Said premises shall be occupied for residential purposes exclusively from the date hereof until Jan. 1, 1975 (only one detached dwelling shall be erected on said premises) During this time no building nor any part of projections thereof except the cornice of roof shall at any time be erected or located on said premises, or any part thereof, within 50 feet of Frances Street, on the south or 40 feet of 113th street on the east except an open porch or a terrace may be attached to the building between it and the said street line or side lines, also no building shall be erected on said premises or any part thereof within said period other than a single detached dwelling with necessary outbuildings; also the main and attached garage of any story and a half or two story house shall cover not less than 865 square feet of ground area and the main buildings and attached garage of any bungalow or one story shall cover not less than 1250 square feet of ground area, both exclusive of overhanging projections. Outside construction shall be of frame, stone, brick, cement, stucco or brick veneer or a combination of two or more of said materials.

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No, trailer, basement, tent, shack garage, barn or other outbuildings erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

SECOND: - (Grading of premises) - During said period aforementioned to wit: - until January 1, 1975, all dirt from the cellar, basement or other excavations on said premises shall be removed from the property and the general slope of said premises and terraces after the buildings have been erected thereon shall remain substantially as it is at present unless this provision shall be modified by written stipulation signed by the Grantors.

THIRD: - An easement is reserved over the rear five feet of each tract for Utility installation and maintenance.



FOURTH:- Subject to any special taxes levied after this date.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Grantees as JOINT TENANTS, and not as tenants in common and to their assigns or to the heirs and assigns of the survivors of them, forever, and we the Grantors named herein for ourselves and our heirs, executors and administrators do covenant with the Grantees named herein and assigns and heirs and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises, that they are free from incumbrance except as stated herein and that the grantors have good right and lawful authority to sell the same that we will and our heirs executors and administrators shall warrant and defend the same unto the Grantees named herein and unto their heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF, we have hereunto set our hands this 18th day of July AD 1955

In presence of

Albert L Warner

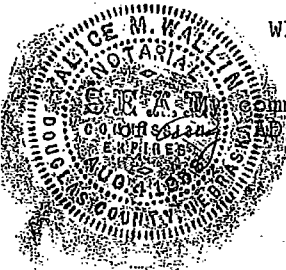
Daniel G Cary

Cornelia S Cary

STATE OF NEBRASKA)
SS
County of Douglas)

July, 1955,
On this 18 day of ~~AD~~, before me, a Notary Public in and for said County, personally came the above named Daniel G. Cary and Cornelia S. Cary, 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 severally acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand Notarial Seal the date last aforesaid.



Commission expires on the 4 day 1958

Alice M Wallin
Notary Public

29,

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.
11 DAY Aug 19 55 AT 4:20 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.

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