

3456

STATE of IOWA,)
 BLACK HAWK CO.)
 Filed for record this 8th day of
 May 1941 at
 5:00 o'clock P.M. Recorder's Office
 Book 27, page 463
 Paul Roberts, Recorder
 R.B. Deputy
 Fee \$5.00

RESTRICTIVE COVENANTS
 AGAINST LOTS IN FIRST ADD'N
 TO PROSPECT HILLS, IN THE CITY
 OF WATERLOO, BLACK
 HAWK COUNTY,
 IOWA

Indexed
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WHEREAS, Alice M. Campbell, owns the following described real estate, situated in Waterloo, Black Hawk County, Iowa,

Lots No. Thirty-one and Thirty-two (31-32)
 in First Addition to Prospect Hills, Black
 Hawk County, Iowa, and

WHEREAS, the above named party has an interest in and to the above described tract of real estate, and is desirous of restricting the use of said real estate,

NOW, THEREFORE, I, the above named party, of Black Hawk County, Iowa, do hereby agree with the owners of any other lots in said addition and with the Public that all of the above described tracts of real estate shall be restricted as follows:

(a) That no building, or other structures, except residence, school houses, churches and other similar structures, shall hereafter be erected, reconstructed, altered, repaired or occupied within said restricted residence districts, without first securing from the city council a permit therefor.

(b) All persons and corporations who now own or shall hereafter acquire any right, title, or interest in any of the lots shall be taken and held to agree and covenants with the owners of the lots shown on said plat and with their or its successors, and assigns, to conform to and observe the following covenants, restrictions and stipulations as to the use thereof, and the construction of residences and improvements thereon for a period of 35 years from the date of the filing of said plat.

(c) None of said lots may be improved, used or occupied for other than private residence purposes and no flat or apartment house, although intended for residence purposes, may be erected or maintained thereon. Any residence or house erected or maintained thereon shall be designed for occupancy by a single family and not more than one residence shall be built on any one lot; however, this restriction shall not be held to prevent the rearrangement of lot lines and the combining of lots, but no residence shall be placed upon any lot having a street frontage of less than 60 feet. No lot or parcel of ground shall be sold to, rented to, leased to, or occupied by any person of other than the Caucasian race, but this restriction shall not apply to employment of domestic servants. No old or previously used building shall be moved onto any of the lots. No residence shall be erected upon any lot or parcel of ground which shall cost less than \$5000.00.

IN WITNESS WHEREOF, the party hereto, has executed this instrument, the 15th day of March, 1941.

Alice M. Campbell.

STATE OF IOWA, COUNTY OF BLACK HAWK: SS

* On this 15th day of March, 1941, before me, a Notary Public in and for Black Hawk County, Iowa, personally appeared Alice M. Campbell, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

[Signature]
 NOTARY PUBLIC

27 MAY 1941
NOTICE OF CANCELLATION OF CONTRACT

To Richard W. Evans and Jewell Evans, husband and wife

You are hereby notified that E. T. Haulotte, of Waterloo, Black Hawk County, Iowa, intends to cancel and rescind a certain contract under the terms of which you purchased the following described property, dated May 14, 1938.:-

Lot No. Thirty-five (35), in Block No. One (1), in Litchfield Addition to the city of Waterloo, Black Hawk County, Iowa, known as 1213 Ackermant Street.

for the reasons as follows to-wit:-

In arrears on payments in the amount of \$140.00, also taxes.

And you are hereby notified that unless the taxes and all other accruing payments and taxes charged to you, together with 7% interest thereon as provided under the terms of said contract, and the reasonable costs of serving this notice are paid and satisfied in full within thirty days from the completed service of this notice, said contract of purchase will stand forfeited and cancelled, and all your rights thereunder will utterly cease and determine.

Dated this 4th day of April, 1941.

Signed E. T. Haulotte

State of Iowa, County of Black Hawk, ss.

On this 4th day of April, A. D. 1941, before me, _____, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared E. T. Haulotte, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

Ann Chihak
Notary Public

State Of Iowa Black Hawk County SS

I hereby certify and return that the within notice came into my hand on the 4th day of April 1941 and that on the 7th day of April 1941 I served The same upon defendant Richard W. Evans & Jewell Evans by reading The said notice to them, and delivered to Cash Out A true copy thereof. All done in East Waterloo Township Black Hawk County Iowa

Service 75

Mileage 60

Copy 20

Total \$155

G. Messex Bailiff Municipal Court

By G. Messex Deputy

STATE OF IOWA

BLACK HAWK CO.

Filed for record this 8 day

of MAY A.D. 1941

at Waterloo and recorded in

Book 27 of page 44

Recorded in

Book 604 of page 10

Witness my hand and seal

this 6 day of May 1941

E. T. Haulotte
624 S. 4th St.

Compared
Filed

3

3422