

Deed Record, Lands, No. 146, Johnson County

MATT PARROTT & SONS CO., WATERLOO, IOWA 52070

1256

Maud H. Ball, widow

Filed for record the 5th day of April

A. D. 19 27, at 2:45 o'clock P. M.

TO

Dr. H. H. Jacobsen

J. M. Kadlec

Recorder.

Deputy.

Recording Fee, \$ 700 ✓

KNOW ALL MEN BY THESE PRESENTS, That Maud H. Ball, widow and unmarried

of Johnson County, State of Iowa in consideration of the sum of One Dollar and other valuable consideration DOLLARS,

in hand paid by Dr. H. H. Jacobsen

of Johnson County, State of Iowa do hereby sell and convey unto the said Dr. H. H. Jacobsen

the following described premises, situated in the County of Johnson, and State of Iowa, to-wit: Lots sixteen (16) and seventeen (17), and the property included within the area beginning at an iron pipe which marks the east corner of Lot Sixteen (16), running thence north 44 degrees 55 minutes west 120.9 feet along the northline of said Lot Sixteen (16), thence along the continuation of the west line of Lot Sixteen (16), which bears north 13 degrees and 11 minutes east 120.4 feet to an iron pin; thence north 75 degrees 30 minutes east, 88.22 feet to an iron pin; thence south 25 degrees 30 minutes east 92.7 feet to an iron pin; thence in a southerly direction along the west side of Ridge Road to the point of beginning. All in the sub-division of a part of Government Lot Two (2), Section Three (3), Township Seventy-nine (79) North, Range Six (6) West of the Fifth Principal Meridian, according to the plat recorded in Book 3, at page 100, of the Recorder's Office of Johnson County, Iowa. All bearings are from the magnetic meridian.

This conveyance is subject, however, to the following restrictions, to-wit: The said grantees, their heirs and assigns, shall not permit the removal of old buildings to and upon said lots nor permit a store, oil station, fraternity or sorority house, or an apartment house to be built or maintained thereon nor permit barns or outbuildings of any kind except a garage to be build thereon, nor permit any poultry to be kept thereon, nor to permit any sale of property to Jews or colored people, nor permit the erection of a dwelling thereon of a design or construction costing less than Ten Thousand (\$10,000.) Dollars, which shall not be a bungalow.

In the event of a violation of any of the above restrictions by said grantees, their heirs or assigns, and a refusal after thirty days' notice to correct such violation the premises hereby conveyed shall revert to and become the property of the grantor, her heirs and assigns. The grantor hereby covenants with the grantees, their heirs and assigns, that all of the lots in the sub-division of which the lots above described are a part shall be and have been burdened with the same restrictions as set forth in this deed, which said restrictions shall be construed as covenants running with the land and for the benefit of these grantees, their heirs and assigns, and any violation thereof by this grantor, her heirs or assigns, may be enjoined or abated at the expense of this grantor.

The grantor further covenants

that she is lawfully seized of said premises; that they are free from encumbrance; that she has good right and lawful authority to sell and convey the same; and the grantor further covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever

and she relinquishes all contingent rights, including right of dower, which she has in and to the said described premises

Signed the 1st day of April, A. D. 19 27.

IN PRESENCE OF

Maud H. Ball

STATE OF IOWA, Johnson County, ss.

On this 1st day of April, A. D. 19 27, before me Will J. Hayek, a Notary Public

in and for said County, personally came

Maud H. Ball, widow and unmarried

to me personally known to be the identical person whose name is affixed to the above deed as grantor, and acknowledged the execution of the same to be her voluntary act and deed.

WITNESS my hand and notarial seal the date last above written.

Will J. Hayek

Notary Public in and for Johnson County, Iowa.

