

# Deed Record, Lands, No. 164, Johnson County

BOONE BLANK BOOK CO., BOONE, IOWA. 24799-32

8080.  
 Della A. Grizel  
 -----  
 TO  
 William Zinkula  
 -----  
 -----

Filed for record the 20th day of October  
 A. D. 1938, at 10:00 o'clock A.M.  
 -----, Recorder.  
 -----, Deputy.  
 Recording Fee \$ .60

KNOW ALL MEN BY THESE PRESENTS, That I, Della A. Grizel, single,  
 -----  
 of Johnson County, State of Iowa in consideration of the  
 sum of One (\$1.00) DOLLARS,  
 in hand paid by William Zinkula  
 of Johnson County, State of Iowa do hereby sell and convey  
 unto the said William Zinkula and to his heirs and

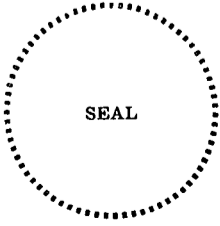
assigns, the following described premises, situated in the County of Johnson, and State of Iowa, to-wit:  
 The North fifty (50) feet of Lot Eight (8) Block Seven (7), East Iowa City, an ad-  
 dition to Iowa City, Iowa, according to the recorded plat thereof.  
 This conveyance is made subject to the following restrictions, conditions and cove-  
 nants, which shall be binding upon the grantee herein, and upon his heirs, successors and  
 assigns:  
 No residence building shall be erected on said property to cost less than Eight  
 Hundred (\$800.) Dollars, exclusive of cellar, heating, sewer, water and plumbing, and if  
 such residence be a frame building, it shall have an exterior of either drop-siding or  
 shingles, and shall be well painted. Any residence building costing less than as above  
 set out shall be constructed only upon the back part of said property. Said property  
 shall not be sold nor leased to any person or persons other than of the Caucasian Race.  
 The grantor agrees that the part of Lot Eight (8), Block Seven (7) East Iowa City, Iowa,  
 not herein conveyed shall be used by her and sold by her only under the same conditions  
 and restrictions as above set out.  
 This conveyance is accepted by grantee subject to the conditions and provisions of  
 a certain written contract between the grantor and Elmer J. Nelson and wife, said contract  
 being dated July 21, 1931, recorded June 21, 1932, in Book 143, page 492, Miscellaneous  
 Records of Johnson County, Iowa.  
 One Dollar in Federal Revenue stamps affixed and cancelled.

And I do hereby covenant with the said William Zinkula  
 that I am lawfully seized of said premises; that they are free from encumbrance; that I have good  
 right and lawful authority to sell and convey the same; ~~xxx~~ I do hereby covenant to warrant and defend the said  
 premises against the lawful claims of all persons whomsoever but subject to any liens, claims or matters affect-  
 ing the title which may have been placed, suffered or caused by the grantee herein on and  
 after July 22, 1933.  
 and I the said grantor aforesaid hereby relinquish all contingent rights, including right of  
 dower, which I have in and to the said described premises

Signed the 10th day of October, A. D. 1938  
 In Presence of  
 -----  
 Della A. Grizel

STATE OF IOWA, Johnson County, ss.  
 On this 10th day of October, A. D. 1938, before me the undersigned  
 L. C. W. Clearman a Notary Public in and for said County, personally ~~xxx~~ appeared Della A.  
 Grizel, single,

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 ----- the date last above written.



L. C. W. Clearman  
 -----  
 Notary Public in and for Johnson County, Iowa.  
 (My commission expires July 4, 1939)