

Deed Record, No. 181, Johnson County, Iowa

JENKINS-PERGMANN CO., WATERLOO, IOWA 48483

0 2813.

Della A. Grizel  
TO  
J. A. Lamp

Filed for record this 15th day of June  
A. D. 1945, at 10:10 o'clock A. M.  
By *R. J. Jones*, Recorder  
Recording Fee, \$ .80

KNOW ALL MEN BY THESE PRESENTS: That Della A. Grizel, unmarried,  
of Johnson County, State of Iowa, in consideration of  
the sum of One (\$1.00) Dollars  
in hand paid by J. A. Lamp  
of Cedar County, State of Iowa, do hereby sell and convey  
unto the said J. A. Lamp

and to his heirs and assigns, the following described premises, situated in the County of Johnson and State of Iowa, to-wit  
The East one-half (E $\frac{1}{2}$ ) of the South One Hundred (100) Feet of Lot Eight (8), Block Seven (7) East Iowa City, an addition to Iowa City, Iowa, according to the recorded plat thereof.  
This conveyance is made subject to the following restrictions, conditions and covenants, which shall be binding upon a grantee herein, and upon his heirs, successors and assigns.  
No residue building shall be erected on said property to cost less than \$800. (Eight Hundred 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, 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, not herein conveyed shall be used by her and sold by her only under the same conditions and restrictions as above set out.

Notice is hereby given by the grantor and accepted by the grantee herein that the tract of land herein conveyed has been in single ownership since July 22, 1933; that the West one-half (W $\frac{1}{2}$ ) of Lot Eight (8), Block Seven (7), East Iowa City, was conveyed by deed to Elmer J. Nelson on June 21, 1932, recorded in Book 154, Page 81 of the Deed Records of Johnson County, Iowa; that the North Fifty (50) feet of said Lot Eight (8), Block Seven (7), East Iowa City, was conveyed to William Zinkula by conditional sales contract on July 22, 1933, and by warranty deed on October 10, 1938, said deed being recorded in Book 164, page 32, of the Deed Records of Johnson County, Iowa.

Fifty five cents (1) Federal Revenue stamps affixed and cancelled.

And I do hereby covenant with the said J. A. Lamp  
that I am lawfully seized of said premises,  
that they are free from encumbrance except as hereafter noted; that I have good right and lawful authority to sell and convey the same; I do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever (no exceptions)

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 this 11 day of May A. D. 1945

Della A. Grizel

STATE OF IOWA, JOHNSON COUNTY, ss.

On this 11 day of May A. D. 1945, before me E. B. Raymond  
a Notary Public in and for said County, personally appeared Della A. Grizel, 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 his voluntary act and deed.

WITNESS my hand and Notarial Seal the date last above written.

E. B. Raymond  
Notary Public in and for Johnson County, Iowa.

My commission expires July 4, 1945.