

This Indenture, Made this 2nd day of October
in the year of our Lord one thousand nine hundred and Twenty-five (1925) between

Shenandoah Terrace Company

(a corporation under the laws of the State of Minnesota), party of the first part, and
Anolda Josephine Sampson,
of the County of Hennepin and State of Minnesota
part Y of the second part.

Witnesseth, That the said party of the first part, in consideration of the sum of - - - -
Twelve Hundred Fifty and no/100ths (\$1,250.00) - - - - - DOLLARS,
to it in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, does
hereby Grant, Bargain, Sell and Convey unto the said part Y of the second part, her
heirs and assigns, Forever, all that tract or parcel of land lying and being in the County of
HENNEPIN and State of Minnesota, described as follows, to-wit:
Lot Two (2), Block Ten (10) Shenandoah Terrace, according to the
Plat thereof now on file and of record in the office of the Register
of Deeds in and for the said County of Hennepin and State of Minnesota.



Subject to any unpaid installments of taxes or special assessments now levied or assessed against the said premises but not included in the taxes for the year 1924 or prior years, and subject to all incumbrances or liens, if any, that may have accrued against the said property since Oct. 2, 1925, not incurred by said first party.

This conveyance is made on the express agreement following, which is to be binding on the grantee her heirs, executors, administrators and assigns, to-wit:

That when the real estate herein described, or any part thereof, is improved, it is to be by the erection of one and one only single family one and one-half story or larger residence dwelling, the same to cost not less than \$6,000.00, exclusive of the real estate, and to be located so that the front line of the front wall of the main foundation placed parallel with Twelfth Avenue, (street or avenue) shall be -35- feet back from the front lot line; also a garage not larger than to conveniently contain two automobiles may be constructed at a cost not less than \$350.00 and to be placed not nearer than 5 feet from the rear line of the within described property, or said garage may be attached to said residence; it being understood that said garage shall not be used for residence purposes nor shall any temporary building for residence purposes be placed on any part of said premises; no residence at its front foundation shall have a finished grade of more than 3 feet above the curb at the front lot line, unless the natural grade of the lot is greater in which the natural grade may be the finished grade; no duplex, apartment, or flat building, shall be erected or placed on said land nor any building thereon to be used for other than residence purposes for one family. No business, manufacturing industry, hotel, or store, shall be maintained thereon.

It is understood that when building operations are begun on the within described property that all outside construction shall be completed to the finished stage within four months from date of the commencing of said construction.

It is further stipulated and agreed by and between the parties hereto for themselves, their heirs and assigns, as part of the consideration hereof, that the within described premises shall not be sold, mortgaged, or leased to or occupied by any person or persons other than members of the caucasian race.

It is further agreed between the parties hereto that no sand or gravel shall be taken or removed from the within described premises except such as may be necessary for the excavation for a basement of the building as herein provided, or for the grading of such lot to place same in conformity to the grade of other lots adjoining, at a grade not lower than the established grade of the sidewalk.

These restrictions shall run and be in full force and effect until January 1, 1940.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the said part Y of the second part, her heirs and assigns, FOREVER. And the said
SHENANDOAH TERRACE COMPANY

party of the first part, for itself and its successors, does covenant with the said part Y of the second part, her heirs and assigns, that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all encumbrances except as stated above,

and the above bargained and granted lands and premises in the quiet and peaceable possession of the said part Y of the second part, her heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part will WARRANT AND DEFEND.



In Testimony Whereof, The said first party has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

SHENANDOAH TERRACE COMPANY

By

Andrew Faircliff

Its President.

Its Secretary

Florence A. Mahanguist
A. H. Hummer

Signed, Sealed and Delivered in Presence of

State of Minnesota,
County of Hennepin,

88.

On this 5th day of January, A. D. 1926, before me, a

NOTARY PUBLIC

within and for said County, personally appeared

Andrew Fawcett

and

O. O. Whited,

to me personally known, who, being each by me duly sworn, did say that they are respectively

the President and the Secretary of

SHENANDOAH TERRACE COMPANY

the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of

DIRECTORS

and said

Andrew Fawcett,

and

O. O. Whited,

acknowledged said instrument to be the free act and deed of said corporation.

Florence A. Malmquist
Notary Public, Hennepin County, Minnesota

Florence A. Malmquist,

My commission expires August 5, 1926, ~~is~~

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OFFICE OF REGISTRAR OF TITLES,
STATE OF MINNESOTA,
COUNTY OF HENNEPIN

I hereby certify that the within instrument
was filed in this office on the 19th day of
Jan A. D. 1926 at 8:30 o'clock A. M.

REGISTRAR OF TITLES

By

DEPUTY REGISTRAR OF TITLES

TAXES PAID AND TRANSFER ENTERED

JAN 20 1926

AL. P. ERICKSON, AUDITOR
HENNEPIN COUNTY, MINN.

DEPUTY

TAXES PAID ON THE WITHIN
DESCRIBED PROPERTY FOR 1925

Henry Vooght
COUNTY TREASURER

Shenandoah Terrace

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WARRANTY DEED

BY CORPORATION

SHENANDOAH TERRACE COMPANY

TO

Office of Register of Deeds,

STATE OF MINNESOTA

County of

I hereby certify that the within Instru-
ment was filed in this office for record
on the _____ day of _____

A. D. 19

at _____ o'clock _____ M., and

was duly recorded in Book _____

of Deeds, on Page _____

Register of Deeds.

By

Deputy.

Taxes paid and Transfer entered this

_____ day of _____, 19

County Auditor

By

Deputy.