

Deed Record, No. 176, Johnson County, Iowa

6048.

Della A. Grizel

TO

J. E. Sexton

Filed for record this 3rd day of July

A. D. 19 41 at 1:15 o'clock P.M.

By

Recording Fee, \$.60

Recorder

Deputy

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) Dollar and other consideration Dollars in hand paid by J. E. Sexton

of Johnson County, State of Iowa, do hereby sell and convey unto the said J. E. Sexton

and to his heirs and assigns, the following described premises, situated in the County of Johnson and State of Iowa, to-wit: The east fifty (50) feet of the west one hundred (100) feet of Lot One (1), Block Eight (8), and the east fifty (50) feet of the west one hundred (100) feet of the north thirty (30) feet of Lot Two (2) Block Eight (8), all in East Iowa City, an addition to Iowa City, Iowa, as shown by the recorded plat thereof.

This conveyance is made subject to the following restrictions, conditions and covenants, 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 Six Hundred (\$600.00) Dollars for material and labor, 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 half of said property, and shall be well painted. Said property shall not be sold nor leased to any person or persons other than of the Caucasian race.

The grantor agrees that the parts of Lots One (1) and Two (2) in Block Eight (8), East Iowa City, Iowa, not herein conveyed, shall be used by him and sold by him only under the same conditions and restrictions as above set out.

One Dollar and ten cents in Federal Revenue stamps affixed and cancelled.

And I do hereby covenant with the said J. E. Sexton

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 but subject to my liens, claims or matters affecting the title which may have been placed, suffered or caused by the grantee herein, or by Pliny Nichols, Jr., or Clarissa Nichols, his wife, or by Nancy Smith, on and after August 29, 1932.

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 1st day of July A. D. 19 41

Della A. Grizel

STATE OF IOWA, JOHNSON COUNTY, ss.

On this 1st day of July A. D. 19 41 before me G. M. Murphy

a Notary Public in and for said County, personally 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 Notarial Seal the date last above written:

G. M. Murphy

Notary Public in and for Johnson County, Iowa.

My commission expires July 4, 1942

SEAL