

4591 Citizens Sav. & Trust Co to James G. Mitchell et al. Special Warranty Deed.

KNOW ALL MEN BY THESE PRESENTS:

That Citizens Savings and Trust Company of Iowa City, Iowa, of Johnson County, State of Iowa in consideration of the sum of One Dollar and other considerations Dollars in hand paid by James G. Mitchell and Mable M. Mitchell of Johnson County, State of Iowa do hereby sell and convey unto the said James G. Mitchell and Mable M. Mitchell and to his heirs and assigns, the following described premises situated in the County of Johnson and State of Iowa, to-wit:

Beginning at a point two hundred fifty (250) feet south and ninety-six and five tenths (96.5) feet east of the northeast corner of Lot Five (5) as shown in plat book two (2) on page thirty-six (36) recorded in the recorder's office of Johnson County, Iowa, thence south fifty (50) feet; thence easterly one hundred sixty two and twelve one hundredths (162.12) feet to the west line of Howell Street in Iowa City, Iowa, thence northerly along the west line of Howell Street fifty (50) feet thence westerly one hundred sixty and ten one hundredths (160.10) feet to the place of beginning, being Lot Five (5) in Carson's sub-division of part of Northwest Quarter (NW $\frac{1}{4}$) Southwest Quarter (SW $\frac{1}{4}$) in section fourteen (14) in Township seventy-nine (79) North Range six (6) west of the 5th P.M.

And we do hereby covenant with the said James G. Mitchell and Mable M. Mitchell that they are lawfully seized of said premises, that they are free from encumbrance; that they have good right and lawful authority to sell and convey the same and they do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever claiming by, through or under us; and the grantor aforesaid hereby relinquishes all rights including rights of dower, which they have in and to the said premises.

Signed the 23rd day of September A.D. 1929

(SEAL)

Citizens Savings & Trust Co.
By O.A. Byington Prest.
By J.B. Vanhorn. Cashier.

STATE OF IOWA, JOHNSON COUNTY, SS:

On this 23rd day of September A.D. 1929 before me, the undersigned, Notary Public in and for said county, personally appeared O.A. Byington, President and J.B. Vanhorn, Cashier, each of whom to me are personally known, and each of whom by me severally sworn on oath for himself did say, that the said O.A. Byington is President and the said J.B. Vanhorn, is cashier of the said Citizens Savings and Trust Company, (Incorporated) of Johnson County, Iowa, and that the seal affixed to the above instrument is the corporate seal of the said corporation, and that the foregoing instrument was signed and sealed in behalf of the said corporation by authority of its Board of Directors and the said O.A. Byington as President and J.B. Vanhorn as Cashier, did severally acknowledge said instrument to be the voluntary act and deed of the said corporation.

Witness my hand and seal the day and year last above written.

(SEAL)

Dorothy Collins

Notary Public in and for Johnson County, Iowa.

Recorded this 23rd day of September A.D. 1929 at 2 o'clock P.M.

J. M. Kadle

Recorder.

4829 Maud H. Ball to Florence Rawland. Warranty Deed.

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 (\$1.00) Dollar and other valuable consideration, in hand paid by Florence Rawland of Johnson County, State of Iowa, does hereby sell and convey unto the said Florence Rawland the following premises situated in the County of Johnson and State of Iowa, to-wit:

Beginning at an iron pin which is thirty (30) feet North fifty-one (51) degrees Twenty (20) minutes East of the east corner of Lot Fifteen (15), 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 shown on Book 3, Page 100 Plat Records of Johnson County, Iowa; thence North fifty-one (51) degrees twenty (20) minutes East three hundred twenty five (325) feet to an iron pin; thence North thirty-seven (37) degrees fifty-three (53) minutes West sixty (60) feet to an iron pin; thence South fifty-one (51) degrees twenty (20) minutes West three hundred twenty-five (325) feet to an iron pin; thence South thirty-seven (37) degrees fifty-three (53) minutes East sixty (60) feet to the point of beginning. All bearings are referred to the east line of the above described Government Lot 2 as being a north and south line, abutting on Ridge Road.

This conveyance is subject, however, to the following restrictions upon the west 150 feet of the above described premises, 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 and kind except a garage to be built 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 (\$10,000.00) 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, his heirs and assigns.

The grantor hereby covenants with the grantees, their heirs and assigns, that all of the land within 150 feet from Ridge Road to a point 233.4 feet East of the southeast corner of Government Lot Two (2), in Section three (3), Township Seventy-nine (79) North, Range Six (6), West of the 5th P.M., Johnson County, Iowa, shall be and have been burdened with the 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 with the grantees, their heirs and assigns, that she is lawfully seized of said premises; that they are free from encumbrances; 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 relinquishes all right which she has in and to the said premises.

The grantor reserves the right to construct a sewer across the above described property if at any time such improvement is deemed necessary by her, providing said sewer shall not be located so as to interfere with any building improvement or trees on said premises.

Signed this 5th day of October, 1929.

Maud H. Ball

STATE OF IOWA, JOHNSON COUNTY, SS:

On this 5th day of October A.D. 1929, 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.
(SEAL)

Will J. Hayek
Notary Public in and for Johnson County, Iowa.

Recorded this 5th day of October A.D. 1929 at 2:30 o'clock P.M.

J. M. Kadlec
Recorder.

5369 L.L. Stoner, assignee to Herbert A. Stoner and wife.

Warranty D.

KNOW ALL MEN BY THESE PRESENTS: That we, L.L. Stoner, Assignee, of George A. Green, and Clarence C. Green and Zeta M. Green (husband and wife), of the County of Johnson, State of Iowa, in consideration of the sum of One Dollar and other valuable consideration in hand paid by Herbert A. Stoner and Lena Stoner, of the County of Linn, State of Iowa, do hereby sell and convey unto the said Herbert A. Stoner and Lena Stoner, husband and wife, as joint tenants and not as tenants in common with full rights of ownership in the survivor, and to their heirs and assigns the following described premises situated in the County of Johnson and State of Iowa, to-wit:

Lot Two (2) sub-division of Lot Three (3) in Section 31, township 81 North, Range 6 West of the 5th P.M. except the following tracts:

Beginning at the northwest corner of said lot two (2); thence east 20 rods; thence south 8 rods; thence west 20 rods; thence north 8 rods to the place of beginning, and beginning at the northeast corner of said lot two (2) thence west 20 rods; thence south 8 rods; thence east 20 rods; thence north 8 rods to the place of beginning.

Also 20, 80 acres of Lot Six (6) in Section 36, township 81 north, Range 7, West of the 5th P.M. except 24 1/2 acres on the north side of said lot, and 20 acres on the south side of said lot.

And we do hereby covenant with the said Herbert A. Stoner and Lena Stoner that we are lawfully seized of said premises that they are free from incumbrance; that we have good right and lawful authority to sell and convey the same and we do hereby covenant to warrant and defend said premises against the lawful claims of all persons whomsoever; and the grantors aforesaid hereby relinquish all rights, including rights of dower, which they have in and to the said premises.

Signed this 4th day of November 1929.

L.L. Stoner assignee of Geo A. Stoner
Clarence C. Green
Zeta M. Green

STATE OF IOWA, JOHNSON COUNTY, SS:

On this 4 day of November 1929 before me personally appeared L.L. Stoner, Assignee of George A. Green, and Clarence C. Green and Zeta M. Green, husband and wife, who are personally known to me to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(SEAL)

Guy W. Stewart
Notary Public in and for Johnson County, Iowa.
My com. ex. July 1930.

Recorded this 5th day of November A.D. 1929 at 3:15 o'clock P.M.

J. M. Kadlec
Recorder.

5763 State of Iowa to Gilbert Hankins.

Patent.

THE STATE OF IOWA. CERTIFICATE NO. 9902

TO ALL TO WHOM THESE PRESENTS SHALL COME-GREETING:

WHEREAS, Gilbert Hankins of Johnson County, Iowa, has deposited in the office of the Register of the State Land Office, of the State of Iowa, a Certificate of the School Fund Commissioner of Johnson County, Iowa, whereby it appears that full payment has been made by the said Gilbert Hankins according to the provisions of the Act of the General Assembly of the 25th of February, 1847, entitled, "An act to Provide for the Management and Disposition of the School Fund," for Lot No. Twelve (12) being the North West Quarter of South West Quarter of Section Sixteen (16) Township Seventy Nine (79) North Range Five (5) West of 5th Principal Meridian containing Forty (40) acres according to the official plat of the survey of the said lands, returned to the General Land Office of the United States, by the Surveyor-General, and to the office of the School Fund Commissioner aforesaid by the Township Trustees; which said tract has been purchased by the said Gilbert Hankins

NOW, KNOW YE, That the State of Iowa, in consideration of the premises, and in conformity with the several Acts of the general Assembly, in such cases made and provided, Have Given and Granted, and by these presents do give and grant unto the said Gilbert Hankins and to his heirs and assigns, the said tract of land above described, to have and to hold the same, together with all the rights, privileges, immunities and appurtenances of whatsoever nature thereunto belonging, unto the said Gilbert Hankins and his heirs and assigns forever.

IN TESTIMONY WHEREOF, I, James W. Grimes Governor of the State of Iowa, have caused these letters to be made Patent, and the Great Seal of the State of Iowa to be hereunto affixed.

Given under my hand at Iowa City, the Tenth (10) day of August in the year of our Lord One Thousand, Eight Hundred and Fifty-seven and of the State of Iowa the Eleventh

By the Governor: James W. Grimes

Elijah Sells Secretary of State.

I certify that the foregoing Deed is Recorded in Volume 9 Page 12

T. S. Parvin

Register State Land Office.

STATE OF IOWA, OFFICE OF SECRETARY OF STATE:

I, Ed. M. Smith Secretary of State, of the State of Iowa, hereby certify that the foregoing is a full, true and correct copy of the patent issued to Gilbert Hankins for the land therein described, as the same appears of record in this office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal.

Done at Des Moines, this 4th day of December A.D. 1929

(SEAL)

Ed M. Smith

Secretary of State.

Recorded this 6th day of December A.D. 1929 at 9:20 o'clock A.M.

J. M. Kadlec
Recorder.