Know all men by these presents, That Maud H. Ball, widow and unmarried,

of Johnson, County of Iowa, in consideration of the sum of One Dollar and other valuable consideration,

in hand paid by Dr. H. H. Jacobsen of Johnson, County of Iowa, do hereby sell and convey

unto the said Dr. H. H. Jacobsen

the following described premises, situated in the County of Johnson, and State of Iowa, to wit:

Lots sixteen (16) and seventeen (17), and the property included within the area beginning at an iron pipe which marks the east corner of Lot Sixteen (16), running thence north forty-four degrees twenty-five minutes, twelve point nine feet along the north line of said Lot Sixteen (16), thence along the continuation of the west line of Lot Sixteen (16), which bears north fifteen degrees and eleven minutes east one hundred point forty-three feet to an iron pin; thence north seventy-five degrees thirty minutes east, eighty-two feet to an iron pin; thence south twenty-five degrees thirty minutes east, ninety-seven feet to a iron pin, thence in a southerly direction along the west side of Ridge Road to the point of beginning. All in the 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 recorded in Book 3, at page 100, of the Recorder's Office of Johnson County, Iowa. All bearings are from the magnetic meridian.

This conveyance is subject, however, to the following restrictions, 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 barne or outbuildings of any kind except a garage to be build 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 thereof of a design or construction costing less than Ten Thousand ($10,000) Dollars, which shall not be a bungalow.

In the event of any 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, her heirs and assigns.

The grantor hereby covenants with the grantees, their heirs and assigns, that all of the lots in the subdivision of which the lots above described are a part shall be and have been burdened with the same 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

that...she is...lawfully seized of said premises; that they are free from encumbrance; 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 whosoever.

and...relinquish...all contingent rights, including right of
dower, which...she...has...in and to the said described premises.

Signed the last day of April, A.D. 1927.

In presence of

Maud H. Ball

STATE OF IOWA, Johnson County, ss.

On this last day of April, A.D. 1927, 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.

Will J. Hayek

Notary Public in and for Johnson County, Iowa.