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This Indenture, Made this 3rd day of July, 1957,
between William H. Jewison and Hilda Jewison, husband and wife,

of the County of Stearns and State of Minnesota, parties
of the first part, and Loyal Keller and Eloise Keller, husband and wife,

Hennepin and State of Minnesota, parties of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of One Dollar and other good and valuable consideration - - - - - DOLLARS,
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-
edged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint
tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs and
assigns of the survivor, Forever, all the tract or parcel of land lying and being in the County of
Stearns and State of Minnesota, described as follows, to-wit:

Lot Five (5) of Cedar View, Zumwalde's Lake. A part of Section Twenty-nine (29),
Township One Hundred Twenty-three (123), Range Thirty (30), Stearns County, Minnesota,
according to the Plat thereof now on file and of record in the office of the Register
of Deeds in and for said County.

Subject to reservations and restrictions of record, if any.

Subject to easement across above described property for construction and maintenance
of an electric line.

Subject to the following covenants which shall run with the land and bind the pur-
chasers, their heirs, executors, administrators and assigns until July 3rd, 1987.
This property shall not be occupied by anyone not a member of the Caucasian race.
Toilets on this property not in the main building must be enclosed in a shed or
garage not smaller than four by six (4x6), and said building must be to the rear of
any main dwelling and so located as to conform with State Health Regulations.
All buildings must be finished on the outside with acceptable building material, such
as lap siding, drop siding, log siding, split logs, full logs or wide boards with
battons; and tarpaper or any other building paper, such as imitation brick or imitation
stone, shall not constitute such an accepted finish. The exterior of all buildings
must be painted or stained, if construction is of lumber. All buildings must be of
new construction, or, if moved on to the premises, acceptable by the Vendors.
No building shall be erected on any side lot line or any closer than four (4) feet
from said lot line.

The above described property shall not be used for commercial purposes of any kind.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances there-
unto belonging or in anywise appertaining, to the said parties of the second part, their assigns, the sur-
vivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties of the second part
taking as joint tenants and not as tenants in common.

And the said William H. Jewison and Hilda Jewison, husband and wife,

parties of the first part, for themselves and their heirs, executors and administrators do
covenant with the said parties of the second part, their assigns, the survivor of said parties, and the heirs
and assigns of the survivor, that they are well seized in fee of the lands and premises aforesaid and
have good right to sell and convey the same in manner and form aforesaid, and that the same are
free from all incumbrances,



And the above bargained and granted lands and premises, in the quiet and peaceable possession of the
said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the
survivor, against all persons lawfully claiming or to claim the whole or any part thereof, subject to
incumbrances, if any, hereinbefore mentioned, the said parties of the first part will Warrant and
Defend.

In Testimony Whereof, The said parties of the first part have hereunto set their
hand & the day and year first above written.

In Presence of

Grace M. Kurilla
Marilyn J. Loftness

William H. Jewison
Hilda Jewison