

Warranty Deed

THE TELLURIDE REALTY COMPANY, a corporation duly organized under the laws of the State of Utah, having its principal office in Salt Lake City, in said State, Grantor, hereby conveys and warrants to E. Edith P. Donohue Grantee, of Salt Lake County, State of Utah for the sum of Ten (10) Dollars, and other considerations hereinafter expressed, the following described tract of land situated in Salt Lake County, Utah:

Lots 5, 6, and 7, in Block VI of FEDERAL HEIGHTS, an Addition to Salt Lake City. with all improvements thereon.

It is hereby mutually understood, covenanted and agreed by and between said parties as follows:

Grantee covenants and agrees:

1. That no apartment house, flat, terrace, double house, or any kind of business house shall be erected or maintained on the premises hereby conveyed, but only a segregated private residence, with shed, barn, garage, or other necessary outbuildings.
2. That the cost and actual cash value of any residence erected on said premises shall not be less than Four Thousand (4000) Dollars.
3. That no building shall be erected on said premises at a distance of less than 25 feet from the front line of said lots.
4. That no fence shall be built thereon higher than three feet within 75 feet from the front line thereof.
5. That any of these restrictions may be enforced by grantor or by any owner of any lot in said Addition, said restrictive covenants being intended for the general benefit of said Addition and of all future owners of lots situate therein, and being a part of the consideration of this conveyance.

And Grantor covenants and agrees that it will not violate any of said restrictions on property retained by it in said block and will not make any conveyance of any of the lots in said block unless subject to said restrictions, except that on lots 18 and 19 in said block VI buildings may be erected at a distance of 20 feet from the front line of said lots.

It is mutually understood that this conveyance is subject to all unpaid amounts now due on a special assessment on above described property for Paving Extension No. 126, which grantor assumes and agrees to pay.

It is further mutually understood, covenanted and agreed that all of said restrictions shall be removed, cease and determine on and after July 1, 1927.

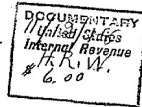
WITNESS the corporate name of Grantor signed hereto by its ^{Vice-} President, and the same attested and its corporate seal hereto affixed by its Secretary this 12th day of November, A. D. 1918

TELLURIDE REALTY COMPANY,

By E. M. Senior
Vice-President.



Secretary.



ATTEST: H. R. Waldo

STATE OF UTAH, }
COUNTY OF SALT LAKE } ss.

On the 12th day of November A. D. 1918, personally appeared before me E. M. Senior and H. R. Waldo

who, being by me duly sworn, did say that they are the ^{VICE} President and Secretary respectively of the Telluride Realty Company, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors and of its stockholders, and said E. M. Senior and H. R. Waldo acknowledged to me that said corporation executed the same.

Witness my hand and notarial seal this 12th day of November, A. D. 1918

My commission expires July 22, 1922



Rosa N. Brisson
Notary Public.

Recorded at request of Bankers Trust Co Jan 18, 1919, at 1:20 o'clock P. M., in Book "9-S" of Deeds, page 54, Records of Salt Lake County, Utah. Abstracted in Book 27, Page 159, Line 20. Recording fees paid \$ 1.50 (Signed) Berkley Olson Recorder, Salt Lake Co., Utah.

J. H. McKay
Deputy.