

#427832

SPECIAL WARRANTY DEED

Ashton-Jenkins Company, a corporation organized and existing under and by the virtue of the Laws of Utah, and having its principal place of business at Salt Lake City, Utah, grantor, hereby conveys and warrants to Leo Bowers grantee of the same place for the sum of Ten and no/100 (\$10.00) Dollars the following described tract of land in Salt Lake County, State of Utah;

All of Lots Eight (8) and Nine (9), Block One (1), Walker Place Flat "A", a subdivision of Lots 3 and 4, Block 21, Five-Acre Plat "A", Big Field Survey.

Subject to the following restrictions:-

All persons, including corporations, who now own or who shall hereafter acquire this property, shall be taken and held to observe the following restrictions as to the use thereof:-

1. This property shall not be used or occupied during a period of fifteen years from date hereof for other than residence purposes.
2. The main wall of the residence erected upon this lot during the sforesaid period shall be set back at least 20 feet from the front property line, and the house shall cost not less than \$2500.00.
3. The garage or other necessary out building constructed on these premises shall be located on the rear of the property hereby conveyed.
4. No estate in, or possession of the said premises shall be sold, transferred, granted or conveyed to any person not of the Caucasian race.
5. Subject to rights of way for telegraph, telephone, electric light, water and gas service. Grantor warrants the title to the above described property only against all acts of itself, its successors and assigns.

This conveyance is made pursuant to a resolution duly passed by the Board of Directors of the grantor above named.

In Witness Whereof, the said grantor this 22nd day of January A. D. 1920, has caused these presents to be executed in its corporate name and under its corporate seal by its President hereunto duly authorized.

Signed, sealed and delivered in the presence of



Ashton-Jenkins Company,  
By Edward E. Jenkins President

D Herbert Levison  
State of Utah

On the 22nd day of January A. D. 1920, personally appeared before me Edward E. Jenkins who being by me duly sworn, did say that he is the President of Ashton-Jenkins Company, a corporation duly organized and existing under the laws of Utah, and that said instrument was signed in behalf of said corporation, by resolution of its Board of Directors, and said Edward E. Jenkins acknowledged to me that said corporation executed the same.

D Herbert Levison  
Notary Public.

My commission expires June 30, 1923  
Recorded at request of Ashton-Jenkins Co. Feb 5, 1920, at 11:20 A.M. in "10-V" Deeds, Page 537

Abstracted in \_\_\_\_\_ Recording fee paid \$1.10

(Signed) Berkley Olson, Recorder, Salt Lake County, Utah. By J & Salisbury, Deputy.