

Note: On Margin - Lot 8 - Blk 62 - Flat B.
Recorded at the request of Salt Lake Abstract Company, November 20, 1939, at 12:11 P. M. in Book #239 of Liens and Leases, pages 255-56. Recording fee paid \$1.30. (Signed) Cornelia S. Lund, Recorder, Salt Lake County, Utah, by L. F. Pratt, Deputy. (Reference: C-43, 276, 38; Misc. Index #3.)

ORIGINAL

7869643
2320
Office of City Treasurer Salt Lake City, Utah, November 18 1939
Received of Zions Benefit Building Society & City Auditor Six hundred eighty-one & 64/100 Dollars, \$681.64 the same being to redeem the following described premises, situate in Salt Lake City, County of Salt Lake, State of Utah, from a certain sale thereof for Delinquent Special Taxes made by the City Treasurer of Salt Lake City, on October 25 1937 to Salt Lake City Corporation to-wit:

DESCRIPTION	TAX AND COSTS
Sewer Extension No. 465 Sale Book 8 Page 516	Tax and Costs at Date of Sale - \$ 681.14
Part of Lot 15 Block 2 Flat or Sub. Federal Acres	Interest from Date of Sale -
Described as follows: Lot 15 Block 2 Federal Acres (191.04 ft)	Redemption Certificate Fee - \$.50
Frontage abutting said improvement and to a full depth of . . . feet back therefrom.	\$ 681.64
Entry #821138 In County Recorders Office	Milton E. Lipman Treasurer of Salt Lake City
	By

State of Utah)
County of Salt Lake) ss.
On the 18th day of November A. D. one thousand nine hundred and thirty nine, personally appeared before me Milton E. Lipman Treasurer of Salt Lake City Corporation, the signer of above instrument who duly acknowledged to me that he executed same.

My commission expires
Apr 22 1940

OSCAR A. JENSEN
NOTARY PUBLIC
COMMISSION . . .

Oscar A. Jensen
Notary Public
Salt Lake City, Utah

SALT LAKE CITY-STATE OF UTAH

Recorded at the request of Zion's Security Bldg. Society, November 21, 1939, at 9:41 A. M., in Book #239 of Liens and Leases, page 256. Recording fee paid \$0.70. (Signed) Cornelia S. Lund, Recorder, Salt Lake County, Utah, by P. E. Samway, Deputy. (Reference: S-28, 271, 15.)

7869688

DEDICATION OF PROTECTIVE COVENANTS

TO WHOM IT MAY CONCERN:

W. C. Orem and Mabel E. Orem, his wife, by W. C. Orem, her Attorney-in-Fact, of Salt Lake County, State of Utah, the owners of the following described real property situated in Salt Lake County, State of Utah, to-wit:
All of Imperial Subdivision, according to the official plat thereof on record with the County Recorder of Salt Lake County, Utah.

DO HEREBY place the hereinafter designated restrictive covenants on all of the said described land:

- All lots in the Subdivision shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than detached, single family dwellings not to exceed two stories in height and a private garage for not more than two cars.
- No building shall be located on any residential building plot nearer than 25 feet to the front lot line nor nearer than 15 feet to any side street line. No building except a garage or other out-building, located 60 feet or more from the front lot line shall be located nearer than 8 feet to any side lot line.
- No residential structure shall be erected or placed on any building plot which plot has an area of less than 6000 square feet or a width of less than 56 feet.
- No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No persons of any race other than the Caucasian race shall use or occupy any building or any lot except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
- No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporary or permanently, nor shall any structure of a temporary character be used as a residence.
- No dwelling costing less than \$3500.00 shall be permitted on any lot in the tract.
- The ground floor area of the main structure, exclusive of one open porch and garage, shall be not less than 800 square feet in the case of a one story structure, nor less than 700 square feet in the case of a one and one-half or two story structure.
- An easement is reserved over the rear five feet of each lot in this Subdivision for utility installation and maintenance.
- No building shall be erected, placed or altered on any building plot in this Subdivision until the external design and location thereof have been approved in writing by the neighborhood committee

appointed by the subdividers or elected by a majority of the owners of lots in said Subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location, within thirty days, then such approval will not be required.

11. These covenants are to run with the land and shall be binding on all the parties and on persons claiming under them until January 1, 1965, at which time said covenants and restrictions shall terminate.

12. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

13. Invalidity of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

DATED this 16th day of November A. D. 1939.

Mabel E. Orem By
W. C. Orem her atty in fact
W. C. Orem

STATE OF UTAH)
County of Salt Lake) ss

On this 16th day of November, 1939, personally appeared before me W. C. Orem, as Attorney-in-Fact for Mabel E. Orem, and individually for himself, the signers of the within instrument, who duly acknowledged to me that he executed the same.

My commission expires:
10 - 5 - 41

ESTHER McDONALD
NOTARY PUBLIC
SALT LAKE CITY, STATE OF UTAH

Esther McDonald
Notary Public Residing at
Salt Lake City, Utah.

Recorded at the request of W. C. Orem, per Union Trust Company, November 21, 1939, at 12:11 P. M. in Book #239 of Liens and Leases, page 256. Recording fee paid \$2.20. (Signed) Cornelia S. Lund, Recorder, Salt Lake County, Utah, by P. E. Samway, Deputy. (Reference: S-33, 252, 7; S-33, 254, 20, Misc. Index #3.)