

834883

This Indenture, Made this 24th day of May, 1952,

between John Wallace and Lillian Wallace, his wife, and in her own individual right,

parties of the first part, and
Charles E. Hessling and Eileen M. Hessling,

husband and wife, as joint tenants, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration-----~~#####~~, to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, as joint tenants, the following described real estate situated in the County of Dane Wisconsin, to-wit:

A parcel of land located in the Southeast $\frac{1}{4}$ of Section 25, Town 8 North, Range 9 East, more particularly described as follows:
Commencing at the Northwest corner of the Southeast $\frac{1}{4}$ of Section 25; thence East along the quarter section line a distance of 630 feet; thence South and parallel to the West line of the Southeast $\frac{1}{4}$ of Section 25 a distance of 69 feet; thence West and parallel to the North line of the Southeast $\frac{1}{4}$ of said Section 25 a distance of 630 feet to the West line of the Southeast $\frac{1}{4}$ of said section 25; thence North along the quarter section line a distance of 69 feet to place of beginning. Reserving the east 30 feet of the above described parcel of land for highway purposes.

The above described property is subject to the following restrictions:

1. No building shall be erected on the above described premises nearer than 25 feet from the front line, nor nearer than 10 feet from the side line.
2. No trailer, basement, tent, shack, garage, barn or out-building erected on said property shall at any time be used as a residence.
3. No building previously erected elsewhere shall be moved on the above described premises.
4. No building to be used as a residence shall be erected unless the actual cost of said building shall be not less than \$3500.00
5. Only members of the Caucasian race shall use or occupy any dwellings, except that this shall not prevent occupancy by domestic servants of a different race employed by an owner or tenant.



Together, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold, the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, as joint tenants.

And the said, John Wallace and Lillian Wallace, his wife, and in her own right, parties of the first part, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, and to and with the survivor of them, his or her heirs and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above described,

as of a good, sure, perfect absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises, in the quiet and peaceable possession of the said parties of the second part, as joint tenants, against all and every person or persons lawfully claiming the whole or any part thereof they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first have hereunto set their hands and seals this 24th day of May, 1952.

Signed, Sealed and Delivered in Presence of

John F. Stumreiter

Fred W Woerpel

Fred W. Woerpel

State of Wisconsin,

Dane

County. } ss.

On this the 24th day of May, 1952, before me, John F. Stumreiter, the undersigned officer, personally appeared John Wallace & Lillian Wallace, known (or satisfactorily proven) to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

John F. Stumreiter

Notary Public,

Dane

County, Wisconsin.

My Commission expires

May 20

(To be filled in if signed by a Notary Public.)

, 1956.

RECORDED

MAY 27 1952

At 12:55 o'clock P.M.