



Trustee of Marion County, in the State of Indiana, a corporation organized under the laws of the State of Indiana, hereinafter called the grantor, to ROBERT G. BROWN and CLARENCE R. KUSS, husband and wife.

of Marion County, in the State of Indiana for the sum of

One and no/100ths of a dollar (\$ 1.00 ) the following real estate in Marion County, in the State of Indiana, to-wit:

Lot numbered Ninety-five (95)

in HOMECHROFT, an ADDITION to the City of Indianapolis, Indiana, as shown by the plat thereof recorded in Plat Book 20, Page 26, Instrument Number 13482, of the records in the Office of the Recorder of Marion County, Indiana. Subject, however, to such easements as are shown on the recorded plat of said Addition, which easements are created for the purpose of having a free passageway for the construction and installation of water and gas mains, sewers, electric light and telephone lines, as provided for in the recorded plat of said Addition, and also subject to such building lines and such restrictions as to two-family houses as are also provided for in the recorded plat of said Addition.

The Grantee herein expressly agrees as part of the consideration for the above described real estate, and for the further consideration that the grantor shall in the conveyance of any and all other lots in said Addition convey the same subject to the same general restrictions as herein contained.

The business of manufacturing or selling intoxicating liquor shall never be conducted on this lot or any part thereof; that no slaughter house or nuisance of any kind or any other thing offensive to a good residence neighborhood shall ever be allowed on said real estate; no privy vault or water closet shall be constructed or maintained on said real estate unless contained within a building having an area of not less than 12x16 feet; that the above described real estate shall not be occupied by or rented or sold to a mutuo or negro, or any organization, society or corporation in which any of the members, stockholders, or officials are negroes; that all buildings which shall be constructed on this lot or any lot in said Addition shall have a gable roof, except in such instances where the grantor deems that the character or the architecture of the building justifies and gives its written consent to deviate upon a solid foundation of brick, stone, building tile or concrete; that the exterior woodwork of all buildings constructed on the above described real estate shall be painted; that all buildings shall be entirely completed and finished on the outside thereof as erected, and building paper shall not constitute the whole or any part of the outside finish of any building on this lot. That no one story building used or occupied as a residence containing less than four main rooms, exclusive of pantry, bath, hall, porch, etc., and having a total floor space of less than 600 square feet shall be constructed or maintained on this lot or any other lot or part thereof in said Addition; that no building used or occupied as a residence, where any of the rooms are on the second floor, shall contain less than five main rooms, exclusive of pantry, bath, hall, porch, etc., and having a total floor space of less than 800 square feet, shall be constructed or maintained on this lot or any other lot or part thereof in said Addition; no building, dwelling or structure of any kind shall be constructed or maintained outside of the established building line, as provided for in the recorded plat of said Addition, except that there may be open porches or constructed as not to obstruct the view. All buildings constructed in said Addition must be built of good material in a good workmanlike manner; no lot or part thereof in said Addition shall ever be used or permitted by the owner or occupant to be used for other than private residence purposes, except Lots 110, 126, 127, 143, 194, 195, which may be used for business purposes, that do not interfere with other restrictions herein applying to said Addition.

The grantee herein further expressly agrees that as part of the consideration hereof that no sewerage, from water closet or toilet on said lot shall enter the general drainage system of said Addition, before passing through a septic tank of a generally approved pattern.

All of the above restrictions shall be in force and effect for a period of fifty years from May 1, 1924.

Said conditions and covenants shall operate in favor of the grantor, its successors and assigns, and of each and all persons who shall from time to time respectively be the owner or owners of the above described real estate, or any other lot, in the above mentioned Addition, and may be enforced by any one or more of such persons by injunction or other proceedings.

This conveyance is made subject to the taxes for the year 1945 due and payable in 1946 and thereafter; and also subject to any lien or encumbrance caused or suffered by the grantee and in all assessments for public improvements becoming a lien after this date, and to all public streets, alleys, and easements.

To have and to hold the above conveyed premises to the said grantee, its heirs and assigns forever and the said Union Trust Company, of Indianapolis, Indiana, Trustee, for itself and its successors, covenants with the said grantee, its heirs and assigns, that said premises are free of incumbrances made or suffered by it, except as herein above specified, said grantor, and that it and its successors shall warrant and defend the same to said grantee, its heirs and assigns for ever, against the lawful claims and demands of all persons claiming by, through or under it, said grantor, but against none other.

IN WITNESS WHEREOF, The said The Union Trust Company of Indianapolis, Indiana, Trustee, has hereto affixed its corporate seal and has caused these presents to be signed by

Volney M. Brown - its President, and attested by

Clarence R. Kuss - its Secretary.

this 28th day of December 1945.

Attest: Clarence R. Kuss

Notary Public

THE UNION TRUST COMPANY, of Indianapolis, Indiana, Trustee (SEAL)

Volney M. Brown, President

FILED FOR TAXATION

STATE OF INDIANA } COUNTY OF MARION }

Before me, the undersigned, a Notary Public, in and for said County, this 27 day of December 1945, personally came the grantor, The Union Trust Company, of Indianapolis, Indiana, Trustee, a corporation, by Volney M. Brown its President and Clarence R. Kuss its Secretary, known to me to be such officers, and acknowledged the execution of the foregoing instrument to be the authorized act and deed of said corporation, and that the seal thereto affixed is the Corporate Seal of said Company, and was so affixed by its authority.

Witness my hand and Notarial Seal the day and year last written.

My Commission expires: [Signature]