

Warranty Deed (Joint Tenants)

THIS INDENTURE, Made this 5th day of July, 19 41 between
[redacted], his wife,

part ies of the first part, and [redacted] His Wife,

and the survivor of them, parties of the second part;

WITNESSETH: That the part ies of the first part, for and in consideration of the Sum of One Dollar, to them in hand paid, the receipt whereof is hereby acknowledged, and other good and valuable considerations, do hereby bargain, grant, sell and convey unto the said parties of the second part, not in tenancy in common, but in joint tenancy, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever, all the following described real estate situate in the County of Bernalillo State of New Mexico, to-wit:

The South ten (10) feet of Lot numbered Five (5) and the North Fifty (50) feet of Lot numbered Four (4) of the LAVALAND ADDITION to the City of Albuquerque, New Mexico, a subdivision of Bernalillo County, New Mexico, as the same are shown and designated on the map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, June 8, 1940.

This deed is given subject to the following restrictions, and Parties of the Second Part, for themselves, their heirs and assigns, hereby agree to abide by said restrictions, to-wit: No dwelling house costing less than \$2000.00 to build shall ever be erected on above described premises, nor shall said dwelling house be nearer than ten (10) feet from the front property line, nor shall any outhouse ever be erected nearer than twenty (20) feet from the front property line, nor shall any outdoor toilet or privy ever be erected on said premises, and Parties of the Second Part covenant that they will not sell to or permit the occupancy of any of said premises by any person of Oriental or African descent. Each and all of the foregoing restrictions and covenants shall run with the land and shall bind the same in the hands of the Parties of the Second Part, the survivor of them, their heirs and assigns, and violation of any of the foregoing restrictions and covenants shall immediately and automatically revert in Parties of the First Part all title to above described property. This deed is given subject, also, to all liens now levied or that may hereafter be levied by the Middle Rio Grande Conservancy District.

Parties of the First Part hereby reserve for themselves, their heirs and assigns, an easement of six (6) feet along the front property line of above described property for installation and repair of water and gas mains.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof, and all of the right, title, and interest of the said part ies of the first part in and to said premises either in law or in equity.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever;

And the said part ies of the first part, for themselves and their heirs and assigns, covenant and agree to and with the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, that at the time of ensembling and delivery of these presents,

they are well seized of the above conveyed premises, of a good, sure, perfect, absolute and indefeasible estate in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid; and that the same is free and clear from all former and other claims, bargains, sales, taxes, assessments, and incumbrances of what kind and nature soever; and the above bargained premises in the quiet and peaceable possession of the parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof except as hereinbefore stated,

 the said part ies of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hand s and seal s the day and year first above written.

[redacted] (Seal)

[redacted] (Seal)

