

**ORIGINAL**

████████████████████

WARRANTY DEED (Joint Tenants)

Dated April 3, 1945  
 Filed June 30, 1945

TO

████████████████████

Consideration: \$1.00

Recorded Book 225, Page 613  
 Records Bernalillo County, N. M.

Granting Clause:

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.

Conveys:

Lot numbered ██████████ of the NEW HARWOOD ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, April 24th., 1945.

Recites:

RESTRICTIONS - No building shall be erected upon these premises other than dwelling houses and such barns, garages or other houses as may be necessary in connection with the use of said premises for dwelling purposes. No dwelling house, accompanying barns, garages and other houses or porches thereon shall be placed nearer than ██████████ Feet to the front line or nearer than One (1) Foot to the side line, and all buildings must be finished on the exterior within Sixty (60) days after construction. **Nor shall the property hereby transferred ever be sold, rented or leased to a person of Oriental or African descent.** It is understood and agreed that said covenants and restrictions are to run with the lot and shall be binding on all the parties and all persons claiming under them until January 1, 1960, at which time said covenants and restrictions herein shall terminate. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1960, it shall be lawful for any person or persons owning any other lots in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PERPETUAL EASEMENT: There is reserved to the City of Albuquerque, or to any public utilities company engaged in the business perpetual easements and rights-of-way across, over and under the surface, along the rear lot line as shown on the plat, required for irrigation ditch, installation and maintenance of electric light wires, telephone lines, pipe lines and other public utilities.

BERNALILLO COUNTY ABSTRACT & TITLE COMPANY