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This Indenture, Made this 15th day of June in the year of our Lord one thousand nine hundred and twenty-six (1926) between Mary D. Green (widow)

of the County of Hennepin and State of Minnesota, party of the first part, and Charles F. Ogren of the County of Hennepin and State of Minnesota, party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Five Thousand and no/100 DOLLARS, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto the said party of the second part, his, heirs and assigns, Forever, all that tract or parcel of land lying and being in the County of Hennepin and State of Minnesota, described as follows, to-wit: Lots Thirty-three (33) and Thirty-four (34), Forman's Second Addition to Minneapolis,

according to the plat thereof on file and of record in the Office of the Register of Deeds in and for the said County and State. Subject, however, to any encumbrances and liens that may have been placed thereon, and taxes accrued thereon since September 15, 1919. Subject, also, to a reservation, and, second party hereby agrees that said property shall never be sold, leased, mortgaged, or transferred to any person of the negro race, or to any person married to or living with a person of the negro race, and that if said property should ever be so sold, leased, mortgaged, or transferred, the title thereto shall immediately revert to and rest in fee in the first party, her heirs, or assigns. When the premises herein described are improved, it shall be by the erection of one new residence building, costing not less than Five Thousand (\$5000.00) Dollars and the front of said building is to be located the same distance from the front line of said lot as the houses now located on Lots 16 and 20 in said Second Addition are located from the front line of said respective lots. It is understood that restrictions shall permit the erection of one such residence building on each of said lots.

TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereunto belonging or in any-wise appertaining to the said party of the second part his heirs and assigns, FOREVER. And the said Mary D. Green

party of the first part, for herself, and for her heirs, executors and administrators, does covenant with the said party of the second part his heirs and assigns, that she is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all encumbrances except as above stated, and subject to the lien of such unpaid special assessments or installments thereof, and interest thereon, heretofore assessed or levied, as may be extended against said tracts or parcels of land, or either thereof, or included in the taxes thereon for any year subsequent to the year 1918

and the above bargained and granted lands and premises, in the quiet and peaceable possession of the said party of the second part his heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part will WARRANT and DEFEND except as above stated.

IN TESTIMONY WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Anne A. Green, Nettie M. St. Martin

Mary D. Green (SEAL)

STATE OF Minnesota, County of Hennepin ss.

On this 19th day of June, A. D. 1926, before me, a Notary Public within and for said County, personally appeared Mary D. Green (widow)

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

O. M. Borwin, Notary Public, Hennepin Co., Minn. My commission expires March 16, 1928

(Notarial Seal)