

PROTECTIVE COVENANTS

BOOK 222 PAGE 637

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE made and entered into, by and between the undersigned property owners, in consideration of the mutuality of benefits and liability to keep and perform these obligations, and the sum of Two Dollars (\$2.00), each in hand paid for their mutual benefit and the best interests of said community and neighborhood comprising of these properties, they do hereby mutually covenant, obligate, promise and agree, each to the other, and for their respective heirs, assigns and successors, that no part of the lands now owned by the parties hereto, a more detailed description of said property being given under the respective signatures hereto, shall ever be used or occupied, sold, conveyed, leased rented or given to any person or persons, of race or blood, other than those of the Caucasian or White race.

1. These covenants are to run with the lands hereinafter described and shall be binding upon all parties hereto, their heirs, successors, agents, executors and assigns, and all persons claiming any interest in, to or under them, for the period of Twenty-five (25) years from and after February 1, 1947, at which time said covenants shall be automatically extended for successive periods of ten years unless a majority of the then owners of lots in Morris Addition Ames Place, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, shall agree by an election in which the vote shall be by lots and the number of different interests in any lot shall not give any said lot more than one vote, to charge said covenants in whole or in part.

2. It is further covenanted and agreed by and between the parties hereto, or any of them, their heirs, successors, executors and assigns that should they violate or attempt to violate any of the covenants herein contained, it shall then be lawful for any other person or persons owning any real property situated in Morris Addition & Ames Place an addition to the City of Omaha, Douglas County, Nebraska, to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate any such covenant or covenants; and to enjoin them from so doing and recover damages for such violations.

3. It is further covenanted and agreed and shall be binding upon all the parties hereto, their successors, assigns and agents, that Seventy Percent (70%) of the owners of Lots in any Block in Morris Addition AMES PLACE, an addition to the City of Omaha, Douglas County, Nebraska, shall upon filing notice of this indenture against the Lots belonging to owners thereof who have not signed, shall bind said lots under these covenants, and they shall be entitled to benefits, and shall be liable for the obligations contained herein.

The undersigned duly qualified property owners each for himself says: I have personally signed this indenture, as my voluntary act and deed.

APPROVED and SIGNED, sealed and ordered recorded as to Lot 3 Block Morris Addition Addition to the City of Omaha, Douglas County, Nebraska as surveyed, platted and recorded.

MAY 2nd 1947

Louis Hoffman Ralph M. Baabren  
Witness

APPROVED and SIGNED, sealed and ordered recorded as to Lot 4 Block Morris Addition Addition to the City of Omaha, Douglas County, Nebraska as surveyed, platted and recorded.

MAY 12th 1947

Louis Hoffman Madame Wassman  
Witness

Madame Wassman  
...  
...

APPROVED and SIGNED and ordered recorded as to Lot 13-14-15 Block Block 1  
Ames Place Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

E. J. Van Cleave  
R. Van Cleave  
Emma Van Cleave

APPROVED and SIGNED and ordered recorded as to Lot 24 Block 1  
Ames Place Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

Stuart Meyer  
Anna Meyer

APPROVED and SIGNED and ordered recorded as to Lot 23 Block 1  
Ames Place Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

Elizabeth Robinson

APPROVED and SIGNED and ordered recorded as to Lot 22 Block 1  
Ames Place Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

Edward C. Cline  
Sarah Cline

APPROVED and SIGNED and ordered recorded as to Lot 18-19 Block Block 1  
Ames Place Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

Elizabeth Cline

APPROVED and SIGNED and ordered recorded as to Lot 7-8-9 Block Block 1  
Ames Place Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

Jess H. Grubbs  
Raddie M. Grubbs

APPROVED and SIGNED and ordered recorded as to Lot 1-2-3 Block Block 1  
Morris Sub an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

Theodore Kroeder  
Antonia P. Kroeder

APPROVED and SIGNED and ordered recorded as to Lot ~~16-17~~ Block 1  
Ames Place Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

Claude B. Roberts  
Clara O. Roberts

APPROVED and SIGNED and ordered recorded as to Lot 5 20+2 Block Block 1  
Ames Place Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

May 2nd 1947

Louis Kaufman  
Witness

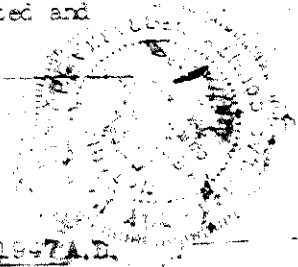
Law. Magnusson

TO WHOM IT MAY CONCERN:

Notice is hereby given to the owners, their heirs, assigns and successors  
of the filing of these covenants, for the benefit of the property and the  
owners herein as against the sale, use or occupation giving or conveying  
to any person or persons other than of the Caucasian Race, as to Lot 5  
Block Norris Addition an Addition  
to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and  
recorded.

May 2nd 1947

Roy W. Harroff  
Notary Public



STATE OF NEBRASKA )  
                                  ) SS  
COUNTY OF DOUGLAS )

Subscribed and sworn to on this 2nd day of May 1947A.D.  
1947, before me a Notary Public in and for said County, State of Nebraska.

It is further covenanted and agreed by the persons hereto acknowledg-  
ing this indenture and shall be binding all parties hereto, their successors,  
heirs, assigns and agents, that we will not permit use or occupancy of our  
land or property by any persons other than of the Caucasian race, and that  
this protective covenants shall be incorporated in all contracts, for sale,  
leases, deeds or conveyances on all of the property approved, signed and  
ordered recorded herein for the periods of time above stated.

H. C. McRacken Mrs James Kasman  
James M. Kasman  
Edna M. Scott Louisa Robinson  
Edward Meyer Anna J. Meyer  
Edward D. Bell Sarah Duffell  
Jessie Brown Eddie M. Smith  
Pauline Anna Van Cleave  
Raymond  
Claude B. Roberts Clara O. Roberts  
Law. Magnusson

