

Escrow #10707

# Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS:**

That J. M. Grier and Bula Crane Grier, his wife and W. L. Grier, a bachelor  
of the county of Maricopa, State of Arizona, Grantors herein, for and in consideration of the sum of Ten and no/100 DOLLARS  
to them in hand paid by Charlotte Hortenau, a divorced woman

Grantee herein have granted, sold and conveyed and by these presents do grant sell and convey unto the said Grantee all that certain real property situate in the County of Maricopa, State of Arizona, described as follows:

Lots One (1), Three (3) Five (5) Seven (7) Nine (9) Eleven (11), Thirteen (13) Fifteen (15) Seventeen (17) Nineteen (19) and Twenty-one (21) in Block Two (2) of EAST GRIER PLACE, according to the plat thereof, of record in the office of the County Recorder of Maricopa County, Arizona, in Book 24 of Maps, page 27 thereof.

EXCEPT rights of way for canals, laterals and ditches.

The grantors grant, sell and convey said property subject to the express condition and stipulation as to the use and enjoyment thereof by grantee, her heirs and assigns: That no part of said property shall ever be conveyed, let, leased or demised to anyone of the Ethiopian race.

Together with all rights and privileges appurtenant or to become appurtenant to said lands by virtue of the subscription of said lands for shares of the capital stock of the Salt River Valley Water Users' Association, or by virtue of any Water Right Application for Water Rights for all or any portion of said lands in the Salt River Project of the United States Reclamation Service, and subject to all the terms, conditions and liabilities incident thereto, including all assessments, either regular or special.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee her heirs and assigns forever. And the Grantors hereby bind themselves, their heirs, executors and administrators to warrant and defend, all and singular, the said property unto the said Grantee her heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.  
SUBJECT to 1940 State and County and City of Phoenix tax liens.

WITNESS our hands and seals this 28th day of May, A.D. 1940  
J. M. Grier  
Bula Crane Grier  
W. L. Grier

I.R.S. \$3.50 Cancelled

STATE OF ARIZONA, }  
County of Maricopa. } ss.

This instrument was acknowledged before me this 31st day of May, 1940  
by J. M. Grier and Bula Crane Grier, his wife; and W. L. Grier, a bachelor

(SEAL) H. A. Minette  
My commission will expire March 21, 1942. Notary Public.

STATE OF ARIZONA, }  
County of Maricopa. } ss.

Before me, \_\_\_\_\_, a Notary Public in and for the County of Maricopa, State of Arizona, on this day personally appeared \_\_\_\_\_

known to me to be the person whose name \_\_\_\_\_ subscribed to the foregoing instrument, and acknowledged to me that \_\_\_\_\_ executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_\_  
(SEAL) \_\_\_\_\_  
(My Commission expires \_\_\_\_\_) Notary Public.

Filed and recorded at request of The Coggins Title Insurance and Trust Co.,  
Jun 3, 1940, at 9:00 A.M.

COMPARED

Roger G. Laveen

County Recorder.

Read to R.H.

By

Virgil King

Deputy Recorder.

Read by A.C.