

And, WHEREAS, it is to the mutual benefit and advantage of all of the parties of the First Part to preserve the character of said neighborhood as a desirable place of residence for persons of the Caucasian Race and to maintain the values of their respective properties, and to that end they desire to restrict the use and disposition of their several said parcels of land for the benefit of all parties of the First Part, their heirs, successors and assigns, in the manner hereinafter set forth; and,

WHEREAS, the St. Louis Real Estate Exchange, a corporation, of which said Trustees are respectively the President, Treasurer, and Secretary, is organized to promote the interests of the property owners of the City of St. Louis, and is, therefore, in thorough sympathy with said purpose, and desires to cooperate in the establishment of said restrictions; and,

WHEREAS, it is the desire and intention of the parties of the First and Second Parts to also provide for the enforcement of said restrictions;

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar (\$1.00) to parties of the First Part in hand paid by the parties of the Second Part, the receipt whereof is hereby acknowledged, the parties of the First Part do covenant and agree to and with each other, for themselves, their heirs, successors and assigns, and for and upon behalf of all persons who may hereafter derive title to or otherwise hold through them, their heirs, or assigns, any of the parcels of land hereinabove described and with parties of the Second Part and their successors in trust as follows, to-wit:

Each of the parties of the First Part covenants and agrees and does hereby create, establish and attach to his, her or its lands hereinabove described, or his, her or its interest therein, the following restrictions upon the use, occupation and enjoyment, sale, alienation (voluntary or by operation of law), encumbrance and descent of said lands, or any part thereof, or any interest therein, and does agree that neither he, she or it, or his, her or its heirs, successors or assigns, owner or owners, grantee or grantees, or their heirs, successors or assigns, or any of them shall or will at any time within the period hereinafter mentioned:

First: Erect, maintain, operate or permit to be erected, maintained or operated any slaughter house, junk shop or rag picking establishment on any of the parcels of land belonging to parties of the First Part and hereinabove described.

Second: Sell, convey, lease or rent to a negro or negroes, or deliver possession to or permit to be occupied by a negro or negroes (no matter how the right to occupancy or title shall be attempted to be acquired) any of the said parcels of land belonging to parties of the First Part and hereinabove described, or any part thereof or any interest therein.

The foregoing restrictions and each of them shall remain and be in force and effect for a period of twenty (20) years from the date hereof, unless sooner terminated by writing executed and acknowledged by the owners in fee of at least seventy-five (75) per cent of the total number of feet frontage upon ~~the~~ ^{lots shown in the plat on page one} of the land of parties of the First Part, hereinabove described and duly recorded.

It is hereby declared to be the intention of these presents that each of the said covenants in this indenture expressed shall attach to and run with each of the parcels of land of parties of the First Part hereinabove described, and to and with all titles, interest and estate in the same and be binding upon every owner or occupant of every said parcel of land, as fully as if expressly contained in proper and obligatory covenants and conditions in every contract or conveyance of or concerning such parcels or any part thereof, and constitute a servitude and burden thereon.

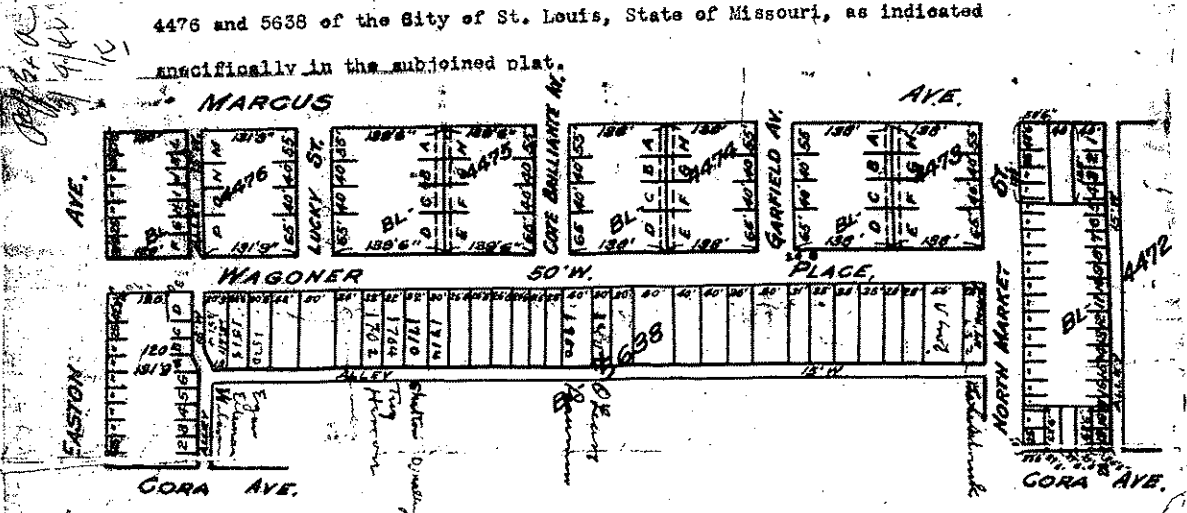
If any of the parties of the First Part, his, her or its heirs, successors or assigns, or any person, person or corporations, hereafter owning any of the said parcels of land belonging to parties of the First Part and hereinabove described, shall infringe or violate, or attempt to infringe or violate or omit to perform, any of the agreements and covenants aforesaid, it shall be lawful for any of the others of the parties of the First Part or person or persons owning any of the parcels of land now owned by Parties of the First Part and hereinabove described, in behalf of and for the benefit of themselves or of any owner or any of them to prosecute any proceedings at law or in equity, against the person or persons, infringing or violating, or attempting to infringe or violate, or omitting to perform such covenants, and all other necessary or proper parties, either to prevent the commission of such infringement, or violation, or the continuance thereof, or to recover damages, or other dues, for such infringement, or omission.

The Parties of the First Part, for themselves, their heirs, successors and assigns hereby empower and authorize the Parties of the Second Part to institute and prosecute in their behalf and in their names, and in behalf and in the names of all or any of the then owners of any of the parcels of real estate of Parties of the First Part, hereinabove described, by action or actions, such Parties of the Second Part in their discretion may deem necessary or proper for the enforcement of the

ST. LOUIS REAL ESTATE EXCHANGE RESTRICTION AGREEMENT

VENTURE, made and entered on this 15th day of December 1922
 between the subscribing owners of land situated in City Blocks Numbers:
 4472, 4473, 4474, 4475, 4476 and 5638 of the City of St. Louis, Missouri, Parties
 of the First Part, and G. J. McCawley, James P. Blake and Bernard F. Dickmann
 (hereinafter called Trustees), Parties of the Second part, witnesseth:

WHEREAS, the subscribers hereto are the owners of various parcels of land
 in the district situated within City Block Numbers 4472, 4473, 4474, 4475,
 4476 and 5638 of the City of St. Louis, State of Missouri, as indicated
 specifically in the subjoined plat.



The several parcels owned by the parties of the First Part being more particularly described as follows:

Front.	Depth.	Lot No.
South side Garfield Ave. City Block 4474.		
George Wackman & Clara	75'	Lot G. W.Pt. F. E.Pt. H.
Sarah M. Concannon & John	40'	W.Pt. H.
North side Garfield Ave. City Block 4473.		
N. Van Vleet & N. VanVleet, his wife,	75'	139' Lot E. E. 10' Lot F.
W. Morrison & Florence E.	75'	Lot D. and E.Pt. C.
Nannie O'Malley	45'	W.Pt. C. E.Pt. B.
Thomas L. & Mae E. Spillane	35'	" " B. " " A.
Theresa Vogt	45'	" " A.
North side North Market St. from Marcus to Cora Ave. Part of C. B. 4472.		
V. G. Haffner & Eva & J. Haegels	135'	(Parts lots 1 to 5. This lot fronts 50' on Marcus Ave.)
Cora M. Henderson	25'	E.Pt. 8, W.Pt. 9
Dora A. Pritchard	25'	" " 9, " " 10
Abele Rizzi & Maria Rizzi	50'	Lot 11, E.Pt. 10, W.Pt. 12
Anna Peshage (widow of Bernard)	33'6"	" 13, " " 12
Louis Rosche	33'2"	" 14, W.Pt. 15
Johanna M. M. Schroeck	33'4"	E.Pt. 15, W.Pt. 16
Margaret Pille & Jos. H. Genevieve	30'	" " 16, " " 17
Schimmelpfennig, Bertha Rakers & A. J.	30'	(Parts 17 to 20. This lot fronts 23'6" on Cora Ave.)
Theo. B. & Nellie B. Hawk	63'6"	

Front.	Depth.	Lot No.
South side North Market bet. Marcus & Wagoner Pl. Part of C. B. 4473.		
Joseph Lutter & Frieda	55'	Lot H.
Abele Rizzi & Maria	35'	W.Pt. Lot G.
J. T. & Abbie H. Armet	35'	E.Pt. G. W.Pt. F.

Front.	Depth.	Lot No.
East side Marcus Ave. from N. Market to Alley, in City Block 4472.		
Martina & Carl	4'	Parts of lots 1, 2, 3, 4, 5
West side of Cora Ave. from N. Market north to Alley, C. B. 4472		
E. Lohbert & Vera	27'6"	Parts of lots 17, 18, 19, 20
John T. O'Hara & Ruth N.	27'6"	" " " " " " " "
Henry Zedler & Ella	27'6"	" " " " " " " "
Roy F. Dietrich & Pauline	24'6"	" " " " " " " "

Front.	Depth.	Lot No.
Wagoner Pl., East side bet. Easton & North Market, part of C. B. 5638.		
W. G. Isenberg & Mathilda		
Anna M. Wagoner & Augustus L. Abbott,		
Harry A. Woerman & John B. Edwards,	(90'	Parts B, C & D.
Trustees under will of Jewett Wagoner	(50'	
or Anna M. Wagoner (widow of Jewett)	(50'	
life Estate rem. to Nellie W. Woerman		
and Mildred W. Henderson & G. W. Henderson		
E. C. Dugdale & Caroline A.	30'	Parts B, C & D.
Joseph T. & Reba M. Arnold	30'6"	
Mara Blaney & Alva N.	30'	

Margaret Schimmelpfennig, Bertha Bakers & A.J. (30'
Theo. B. & Nellie B. Hank 63'6"

(Parts 17 to 20. This lot
fronts 23'6" on Cora Ave.

South side North Market bet. Marcus & Wagoner Pl. Part of C. B. 4473.

Joseph Lutter & Frieda 55' Lot H.
Abele Rizzi & Maria 35' W.Pt. Lot G.
J. T. & Abbie H. Armet 35' E.Pt.G. W.Pt.F.

East side Marcus Ave. from N. Market north to Alley, in City Block 4472.

Parts of lots 1, 2, 3, 4, 5
side of Cora Ave. from N. Market north to Alley, C.B. 4472
Parts of lots 17, 18, 19, 20
John T. O'Hara & Ruth N. 27'6"
Henry Zedler & Ella 27'6"
Roy F. Dietrich & Pauline 24'6"

Wagoner Pl., East side bet. Easton & North Market, part of C. B. 5638.

W. G. Isenberg & Mathilda
Anna M. Wagoner & Augustus L. Abbott, (90'
Harry A. Woerman & John B. Edwards, (50'
Trustees under will of Jewett Wagoner (50'
for Anna M. Wagoner (widow of Jewett)
Life Estate rem. to Nellie W. Woerman
and Mildred W. Henderson & G. W.
Henderson 30' Parts B, C & D.

E. C. Dugdale & Caroline A. 30'
Joseph T. & Reba M. Arnold 30'6"
Cora Blaney & Alva M. 30'
E. & Jessie M. Dray 32'
P. D. & Anna M. Herron 32'
Grace C. Tivy 32'
Shelton & Frank G. 30'

Elizabeth Renz 25'8"
Ethel C. Prielingsdorf & Hugo A. 26'8"
Wm. F. & Genevieve M. Crane 26'8"
Warren & Martha May Bruce 29'6"
Moritz & Minnie Schurr 31'6"
Mary E. Braden & Frank E. 28'

Wagoner Pl. Eastside, bet Easton & North Market, Pt. C. B. 5638. Continued.
Front. Depth. Lot No.

Magdalena Bauman 40'
Bettie O'Leary 30'
Frederick Rahmoller & Maria 35'
Agnes G. McKee, Life Est. rem. to 50'
Margaret T. M. Pottroon 40'
Frank C. & Katherine Marsteiner 40'
Wm. B. Keeble & Johanna H. 36'
Frank W. & Nellie Gerrish 31'
Harry Cohn & Eva Cohn 35'
Lyndel Oksner & Ida Oksner 35'
E. A. Oeters & Lydia C. 28'
Emma S. Monschein 28'
John & Minnie Erny 28'
John Gnau & Anna 28'
Henry W. & Wilhelmine E. Kombrink 28'

North side Easton Ave. bet. Wagoner Pl. & Marcus Ave. part of C.B. 4476.

James L. Potter & Julia M. 53' Lot F. and E.Pt.G.
John & Annie Ruhlman 52' W.Pt.G. E.Pt.H.
Joseph & C. Zerega 60' Lots I & J. W.Pt.H. E.Pt.K.
Bros. Grocer Co. 55' Lot L. W.Pt.K.

South side Lucky St. Part of City Block 4476.

Wagoner Place M. E. Church South 75' Lot P. & E.Pt. Lot O.
Anna M. Wagoner, Augustus L. Abbott,
John B. Edwards & Harry A. Woerman,
Trustees under will of Jewett Wagoner 70' Lot N. & W.Pt. O.
for Anna M. Wagoner (widow of Jewett)
Life Est. rem. to Nellie W. Woerman
and Mildred W. Henderson & G. W. 55' Lot M.
John H. Keisey

Anna M. Wagoner 83' E.Pt. Lot C. Lot D.
Casimir K. Szentkowski & Telagia 32' W.Pt. C E.Pt. B.
Anna M. Wagoner, Augustus L. Abbott,
John B. Edwards & Harry A. Woerman,
Trustees under will of Jewett Wagoner,
for Anna M. Wagoner (widow of Jewett) 30' W.Pt. B.
Life Est. rem. to Nellie W. Woerman,
and Mildred W. Henderson and G. W. 55' Lot A.
Hilda Rich

South side Cote Brilliante Ave. City Block 4475.

P. Pitts & Emma A. 65' Lot E.
Martha C. Rives 40' " F.
Alice Fowler 40' " G.
Elise Broeder & George H. 58' " H.

North side Cote Brilliante Ave. City Block 4474.

Walter D. Achuff & Emma 75' Lot D. & E.Pt. C.
Rosa & Agatha Spaunhorst 30' W.Pt. G.
Leonard J. & William M. Grimm 30' E.Pt. B.
Emil Hitz & Mary 65' Lot A. W.Pt. B.

South side Garfield Ave. City Block 4474.

Philip E. & Lulu Pitts 35' W.Pt. E. E.Pt. F.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, of the County Marion

State of Iowa, do hereby make, constitute and appoint,

John T. Armet, as our, true and lawful attorney for

us, and in our, name, place and stead, to enter into and

executed an indenture and agreement with other owners of property in City Blocks

Numbers 4472, 4474, 4475, 4476 and 4473 of the City of St. Louis, State of

Missouri, and the President, Treasurer and Secretary of the St. Louis Real Estate

Exchange, a corporation, creating, establishing and attaching restrictions upon

the use, occupation, and enjoyment, sale, alienation (voluntary or by operation

of law), encumbrance and descent of the following described Real Estate (or any

part thereof or any interest therein), owned by us

situated in the City of St. Louis, State of Missouri, to wit:

65 feet frontage (Lot E. and East part of Lot F) by a depth of 138 feet bounded on the West by property of John T. & Abbie H. Armet, on the East by Wagoner Place on the North by North Market St., on the South by an alley running eastwardly from Marion Avenue in City Block 4473.

The said restrictions shall include a restriction against selling, conveying, leasing or renting to a negro or negroes, or the delivery of possession,

to or the permitting to be occupied by a negro or negroes, of our,

said property and properties of other owners of properties in the said City

Blocks who may become parties to such indenture and agreement and to contain such

other provisions, restrictions and conditions, and for such term of years as

our, said attorney may deem proper.

With full power in said attorney to do any and all things necessary or proper in connection with or in the execution of, the above mentioned special

power, as fully in all respects as we ourselves could do; hereby ratifying all

that _____, said attorney has done or may do by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st.
day of February, 1923.

John H. Kelsey

STATE OF Illinois.)
COUNTY OF Macoupin.) ss.

On this 21st. day of February, 1923, before me personally appeared John H. Kelsey ~~and~~ single and unmarried to me personally known to be the same person described in and who executed the foregoing instrument, and acknowledged that he, executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the ~~City~~ Village of Shipman, State of Illinois on the day and year last above written.

My commission expires May 22nd 1924.

John E. Randle
Notary Public.

STATE OF MISSOURI, | ss.
CITY OF ST. LOUIS

I, the undersigned, Recorder of Deeds for said City and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 21st day of February, A. D. 1923 at 9:25 o'clock PM. and is truly recorded in Book 3841 Page 346.
Witness my hand and official seal on the day and year aforesaid.

W. J. Gammon
RECORDED

STATE OF MISSOURI,
CITY OF ST. LOUIS. SS

On the dates set after their names, respectively, before me personally appeared the following named persons;

- 41 Bettie O'Leary, single, on Jan. 22nd, 1923.
- 42 Frederick Rahmceller & Maria, his wife, on Feb. 8th, 1923.
- 43 Agnes G. McKee, single, Life Est. rem. to Margaret L. M. Patterson on Jan. 12th, 1923.
- 44 Frank C. & Katherine Marsteiner, his wife, on Jan. 20th, 1923.
- 45 Wm B. Keeble & Johanna H. his wife, on Jan. 20th, 1923.
- 47 Harry Cohn & Eva, his wife, on Jan. 12th, 1923.
- 48 Zyndel Oksner & Ida, his wife, on Jan. 12th, 1923.
- 49 Edw. A. Oeters & Lydia C. his wife, on Jan. 20th, 1923.
- 50 Emma S. Monschein, single, on Jan. 12th, 1923.
- 51 John Erny & Minnie, his wife, on Jan. 8th, 1923.
- 52 Joe Gnau & Anna, his wife, on Jan. 20th, 1923.
- 53 Henry W. Kombrink & Wilhelmine L. his wife, on Jan. 27th, 1923.
- Anna M. Wagoner, August L. Abbott, Harry A. Woerman and John B. Edwards,
- 25 Trustees under will of Jewett Wagoner for Anna M. Wagoner, (widow of Jewett) Life estate rem. to Nellie W. Woerman & Mildred W. and G. W. Henderson, all on Feb. 9th, 1923.
- 26 E. C. Dugdale & Caroline A. his wife, on Jan. 9th, 1923.
- 27 Joseph T. Arnold & Reba M. his wife, on Jan. 12th, 1923.
- 28 Vera & Alva Blaney, both single, on Jan. 8th, 1923.
- 29 Victor R. Dray & Jessie M. his wife, on Jan. 9th, 1923.
- 30 E. D. Herron & Anna M. his wife, on Jan. 9th, 1923.
- 31 Grace C. Tivy, single, on Jan. 9th, 1923.
- 32 Catherine S. Shelton & Frank G. her husband, on Jan. 12th, 1923.
- 33 Elizabeth Renz, single, on Jan. 9th, 1923.
- 34 Ethel C. Frielingsdorf & Hugo A. her husband, on Jan. 25th, 1923.
- 35 Wm. F. Crane & Genevieve M. his wife, on Jan. 8th, 1923.
- 36 Warren Bruce & Martha May, his wife, on Jan. 8th, 1923.
- 37 Moritz Schurr, & Minnie, his wife, on Jan. 9th, 1923.
- 38 Mary E. Braden & Frank H. her husband, on Jan. 22nd, 1923.
- 39 Philip Marqua & Ella M. his wife, on Jan. 8th, 1923.
- 40 Magdalena Bauman, single, on Jan. 9th, 1923.
- 7 V. G. Haffner & Eva Haffner, his wife on Jan. 25th, 1923.
- 8 Cora M. Henderson, single, on Jan. 8th, 1923.
- 9 Dora A. Pritchard, single, on Jan. 13th, 1923.
- 10 J. Haegle, single, on Jan. 25th, 1923.
- ~~Anna Rizzi & Maria, his wife, on Jan. 12th, 1923.~~
- 11 Anna Foshage, widow, on Jan. 24th, 1923.
- 12 Louis Rosche, single, on Jan. 24th, 1923.
- 13 Johanna M. M. Schroeck, single, on Feb. 1st, 1923.
- 14 Margaret Pille & Jos. H. her husband, Genevieve Schimmelpfennig, single, and Bertha Rakers & A. G. her husband, all on Feb. 1st, 1923.
- 15 Theo. B. Hauk & Nellie B. his wife, on Jan. 27th, 1923.
- 16 Joseph Lutter & Frieda, his wife, on Jan. 12th, 1923.
- 18 J. T. Armet & Abbie H. his wife, on Jan. 12th, 1923.
- 17 Abele Rizzi & Maria, his wife, on Jan. 12th, 1923.
- 19 Walter D. Achuff & Emma, his wife, on Jan. 13th, 1923.
- 70 Rosa & Agatha Spaunhorst, both single, on Jan. 13th, 1923.
- 71 Leonard J. Grimm & Lillian M. his wife, on Feb. 8th, 1923.
- 72 Emil Hitz & Mary, his wife, on Jan. 24th, 1923.
- 73 Philip E. Pitts & Lulu, his wife, on Jan. 22nd, 1923.
- 1 George Wackman & Clara, his wife, on Feb. 1st, 1923.
- 2 Sarah M. Concannon & John, her husband, on Jan. 20th, 1923.
- 3 Q. W. Morrison & Florence E. his wife, on Jan. 23rd, 1923.
- 4 Nannie O'Malley, single, on Jan. 22nd, 1923.
- 5 Thomas L. Spillane & Mae E. his wife, on Jan. 22nd, 1923.
- 6 Theresa Vogt, single, on Jan. 22nd, 1923.
- 54 James L. Potter & Julia M. his wife, on Jan. 9th, 1923.

52 J.D. Anderson & Carrie E., his wife, both on April 3, 1923.

55 John Ruhlman & Annie, his wife, on Jan. 22nd, 1923.

56 Joseph Zerega & C. Zerega, his wife, on Jan. 22nd, 1923.

57 Gill Bros. Grocer Company, on Feb. 10th, 1923.

58 Anna M. Wagoner, single, on Jan. 27th, 1923.

59 Casimer K. Smentkowske & Pelagia, his wife, on Jan. 13th, 1923.

60 Hilda Rich, single, on Jan. 25th, 1923.

61 R. P. Pitts & Emma A. his wife, on Jan. 20th, 1923.

62 Juanita G. Raves, single, on Jan. 22nd, 1923.

63 Alice Fowler, single, on Jan. 24th, 1923.

64 Elise Broeder & George H. her husband, on Jan. 29th, 1923.

65 Eva G. Mustaine & Carl C. her husband, on Jan. 27th, 1923.

66 J. F. Libbert & Vera, his wife, on Jan. 27th, 1923.

67 John T. O'Hara & Ruth N. his wife, on Jan. 27th, 1923.

68 Henry Zedler & Ella, his wife, on Jan. 27th, 1923.

69 Roy F. Dietrick & Pauline, his wife, on Jan. 27th, 1923.

70 John H. Kelsey, single, by his attorney, Richard C. Spackler, on

Feb. 26th, 1923.

2^a Mr. N. Van Vleet per John T. Armet by power of attorney, on Mar. 17, 1923.


Mrs. N. Van Vleet per John T. Armet by power of attorney, on Mar. 17, 1923.

O. J. McCawley, Trustee, (President of the St. Louis Real Estate Exchange)
Bernard F. Dickmann, Trustee, (Secretary of the St. Louis Real Estate
Exchange) and James F. Blake, Trustee, (Treasurer of the St. Louis Real
Estate Exchange) all on Jan. 27th, 1923.

All of the said persons being to me personally known to be the persons described in and who executed the within and foregoing instrument of writing and severally acknowledged that they executed the same as their free act and deed; and each of the persons above described as being single, did declare himself or herself to be single or unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City of St. Louis, Missouri, on this 12th day of April 1923.

My term will expire August 16th, 1926.


J. J. Gavigan
Notary Public of the
City of St. Louis, Missouri.

1. Wm. Arnold
 2. Wm. Arnold
 3. Wm. Arnold
 4. Wm. Arnold
 5. Wm. Arnold
 6. Wm. Arnold
 7. Wm. Arnold
 8. Wm. Arnold
 9. Wm. Arnold
 10. Wm. Arnold
 11. Wm. Arnold
 12. Wm. Arnold
 13. Wm. Arnold
 14. Wm. Arnold
 15. Wm. Arnold
 16. Wm. Arnold
 17. Wm. Arnold
 18. Wm. Arnold
 19. Wm. Arnold
 20. Wm. Arnold
 21. Wm. Arnold
 22. Wm. Arnold
 23. Wm. Arnold
 24. Wm. Arnold
 25. Wm. Arnold
 26. Wm. Arnold
 27. Wm. Arnold
 28. Wm. Arnold
 29. Wm. Arnold
 30. Wm. Arnold
 31. Wm. Arnold
 32. Wm. Arnold
 33. Wm. Arnold
 34. Wm. Arnold
 35. Wm. Arnold
 36. Wm. Arnold
 37. Wm. Arnold
 38. Wm. Arnold
 39. Wm. Arnold
 40. Wm. Arnold
 41. Wm. Arnold
 42. Wm. Arnold
 43. Wm. Arnold
 44. Wm. Arnold
 45. Wm. Arnold
 46. Wm. Arnold
 47. Wm. Arnold
 48. Wm. Arnold
 49. Wm. Arnold
 50. Wm. Arnold
 51. Wm. Arnold
 52. Wm. Arnold
 53. Wm. Arnold
 54. Wm. Arnold
 55. Wm. Arnold
 56. Wm. Arnold
 57. Wm. Arnold
 58. Wm. Arnold
 59. Wm. Arnold
 60. Wm. Arnold
 61. Wm. Arnold
 62. Wm. Arnold
 63. Wm. Arnold
 64. Wm. Arnold
 65. Wm. Arnold
 66. Wm. Arnold
 67. Wm. Arnold
 68. Wm. Arnold
 69. Wm. Arnold
 70. Wm. Arnold
 71. Wm. Arnold
 72. Wm. Arnold
 73. Wm. Arnold
 74. Wm. Arnold
 75. Wm. Arnold
 76. Wm. Arnold
 77. Wm. Arnold
 78. Wm. Arnold
 79. Wm. Arnold
 80. Wm. Arnold
 81. Wm. Arnold
 82. Wm. Arnold
 83. Wm. Arnold
 84. Wm. Arnold
 85. Wm. Arnold
 86. Wm. Arnold
 87. Wm. Arnold
 88. Wm. Arnold
 89. Wm. Arnold
 90. Wm. Arnold
 91. Wm. Arnold
 92. Wm. Arnold
 93. Wm. Arnold
 94. Wm. Arnold
 95. Wm. Arnold
 96. Wm. Arnold
 97. Wm. Arnold
 98. Wm. Arnold
 99. Wm. Arnold
 100. Wm. Arnold

1. Frank Arnold
 2. Wm. Arnold
 3. Mrs. Annie Arnold
 4. Mrs. Nell Arnold
 5. Theresa Vogel
 6. Emma Acharff
 7. Joseph Berge
 8. John Arnold
 9. Mrs. Annie Arnold
 10. Juanita H. Rivers
 11. Ella M. Arnold
 12. Wm. Arnold
 13. Wm. Arnold
 14. Wm. Arnold
 15. Wm. Arnold
 16. Wm. Arnold
 17. Wm. Arnold
 18. Wm. Arnold
 19. Wm. Arnold
 20. Wm. Arnold
 21. Wm. Arnold
 22. Wm. Arnold
 23. Wm. Arnold
 24. Wm. Arnold
 25. Wm. Arnold
 26. Wm. Arnold
 27. Wm. Arnold
 28. Wm. Arnold
 29. Wm. Arnold
 30. Wm. Arnold
 31. Wm. Arnold
 32. Wm. Arnold
 33. Wm. Arnold
 34. Wm. Arnold
 35. Wm. Arnold
 36. Wm. Arnold
 37. Wm. Arnold
 38. Wm. Arnold
 39. Wm. Arnold
 40. Wm. Arnold
 41. Wm. Arnold
 42. Wm. Arnold
 43. Wm. Arnold
 44. Wm. Arnold
 45. Wm. Arnold
 46. Wm. Arnold
 47. Wm. Arnold
 48. Wm. Arnold
 49. Wm. Arnold
 50. Wm. Arnold
 51. Wm. Arnold
 52. Wm. Arnold
 53. Wm. Arnold
 54. Wm. Arnold
 55. Wm. Arnold
 56. Wm. Arnold
 57. Wm. Arnold
 58. Wm. Arnold
 59. Wm. Arnold
 60. Wm. Arnold
 61. Wm. Arnold
 62. Wm. Arnold
 63. Wm. Arnold
 64. Wm. Arnold
 65. Wm. Arnold
 66. Wm. Arnold
 67. Wm. Arnold
 68. Wm. Arnold
 69. Wm. Arnold
 70. Wm. Arnold
 71. Wm. Arnold
 72. Wm. Arnold
 73. Wm. Arnold
 74. Wm. Arnold
 75. Wm. Arnold
 76. Wm. Arnold
 77. Wm. Arnold
 78. Wm. Arnold
 79. Wm. Arnold
 80. Wm. Arnold
 81. Wm. Arnold
 82. Wm. Arnold
 83. Wm. Arnold
 84. Wm. Arnold
 85. Wm. Arnold
 86. Wm. Arnold
 87. Wm. Arnold
 88. Wm. Arnold
 89. Wm. Arnold
 90. Wm. Arnold
 91. Wm. Arnold
 92. Wm. Arnold
 93. Wm. Arnold
 94. Wm. Arnold
 95. Wm. Arnold
 96. Wm. Arnold
 97. Wm. Arnold
 98. Wm. Arnold
 99. Wm. Arnold
 100. Wm. Arnold

14 J. Raker
14 Bathie Raker
14 ~~Therese Schimmelpfennig~~
14 Margaret Pille
14 J. H. Pille

John H. Kellogg
by ~~his~~ ^{special} ~~power~~
att.

1 Mrs. W. Edman Clara Wackmann
11 Leonard ~~Truman~~ 52nd Carrie E. Anderson

57 ~~John P. Poca~~ 52nd J. Anderson.
per Henry F. Lee Esq

James Blake Trustee

J. M. Casley Trustee

Bernard F. Dickinson Trustee

58 ~~Wagon~~ ~~Three~~ ~~W. E. Church~~ ^{Trustee} ~~W. E. Church~~

2nd Mr. W. Van Wert per John T. Arnold
by power of attorney
2nd Mr. W. Van Wert per John T. Arnold
by power of attorney

Eva Hallner 1

~~John W. & Louis Kombrink~~

3 Q. W. Morrison

5 Florence E. Morrison

67 Alice Fowler

72 Emil Hitz

72 Mary Hitz

11 Anna Foschage

12 Louis Roschy

~~Thomas 1~~

~~Anna Roschy~~

~~Trustee under will of James Wagoner~~

~~Anna W. Wagoner~~

Trustee under will of James Wagoner

John T. Embold, as 2

Trustee under will of James Wagoner

Harry A. Norman 25

Trustee under will of James Wagoner

25 Meddell W. Henderson

29 S. W. Henderson

25 Nellie W. Worman

Alice Boreder 68

Geo. O. Boreder 68

Hy. W. Kombrink 53

Wilhelmine L. Kombrink 53

Officer, N. 68

Ethel C. Frielingsdorf 34

Thy. A. Frielingsdorf 34

W. O. Baum 15

J. J. Lippert 20

Vera Libbert 20

Nellie B. Libbert 15

Johanna W. M. Schroek 13

Evel G. Mustaine 19

Eva L. Mustaine 19

Henry Gedert 22

Ellen Gedert 22

Wm. G. Haro 21

Ruth W. O. Haro 21

Anna Wagoner 61

Roy F. Heitrich 2

STATE OF MISSOURI,

CITY OF ST. LOUIS.

} ss

On this 23 day of February, 1923

before me appeared

to me personally known, who, by ~~me~~ being duly sworn, did say that he is the

of the

State of

Gill Bros. Grocer Co. a corporation of the
Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said Henry Gill

acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal, the City of St. Louis, the day and year last above written.

My term expires

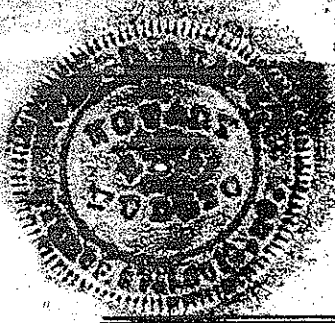
August 3 1926

J. F. Mad
NOTARY PUBLIC.

(ADDRESS)

Revised, Saint Louis

Plaintiffs' Exhibit A. (continued)





IN WITNESS WHEREOF, The said party of the first part has caused these
to be signed by its Secy - [Signature]
and its corporate seal to be hereunto affixed the day and
year first above written.

W.D. Cochuff
[Signature]

STATE OF MISSOURI,)
CITY OF ST. LOUIS.)

ss. On this 19th day of February

1922 before me appeared R.P. Pitts to me personally
known, who, being by me duly sworn, did say that He is the Secretary

of the Wagoner Place M.E. Church a corporation
organized under the laws of the State of Missouri and that the seal af-
fixed to the foregoing instrument is the corporate seal of said corporation,
and that said instrument was signed and sealed in behalf of said corporation,
by authority of its Board of Directors, and said R.P. Pitts
acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my
Notarial seal, at the City of St. Louis, the day and year last above written.

My term expires:
August 16 1926

Wm. J. Gavigan
Notary Public.



IN WITNESS WHEREOF, I have hereunto set my hand this 10th
day of March, 1923.

X N. Van Vliet
X Mrs. N. Van Vliet

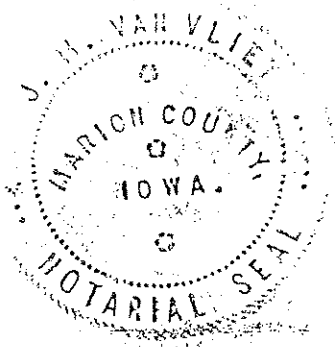
STATE OF Iowa }
COUNTY OF Marion } SS

On this 10 day of March, 1923, before me personally
appeared N. Van Vliet and Mrs. N. Van Vliet
to me personally known to be the persons described in and who ex-
ecuted the foregoing instrument, and acknowledged that they, executed
the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my
official seal at my office in the City of Pella, State of Iowa
on the day and year last above written.

My commission expires July 4, 1924.

J. Van Vliet
Notary Public.



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That ^{I, myself} ~~Richard S. Spackler~~, the undersigned, of the County of Macoupin, State of Illinois, do hereby make, constitute and appoint, Richard S. Spackler as my true and lawful attorney for myself, and in my name, place

and stead, to enter into and execute an indenture and agreement with other owners of property in City Blocks Numbers ^{4472 4473} ~~4474 4475~~ 4472 4473 and 4476, of the City of St. Louis, State of Missouri, and the President, Treasurer and Secretary of the St. Louis Real Estate Exchange, a corporation, creating, establishing and attaching restrictions upon the use, occupation, and enjoyment, sale, alienation, (voluntary or by operation of law), encumbrance and descent of the following described Real Estate (or any part thereof or any interest therein), owned by myself, situated in the City of St. Louis, State of Missouri, to wit:

Fifty Five feet frontage, (Lot M. and West part of Lot N) by a depth of 138 feet bounded on the East by property of the Jewett Wagoner Estate, on the West by Marcus Ave., on the North by Lucky Ave., on the South by an alley running westwardly from Wagoner Place in City Block 4476.

The said restrictions shall include a restriction against selling, conveying, leasing or renting to a negro or negroes, or the delivery of possession, to or the permitting to be occupied by a negro or negroes, of myself said property and properties of other owners of properties in the said City Blocks who may become parties to such indenture and agreement and to contain such other provisions, restrictions and conditions, and for such term of years as myself, said attorney may deem proper.

With full power in said attorney to do any and all things necessary or proper in connection with or in the execution of, the above mentioned special power, as fully in all respects as I, myself could do, hereby ratifying all that myself, said attorney has done or may do by virtue of these presents.

of the violation or breach of any of the restrictions by this Indenture established, and to employ, at the expense of said Parties of the Trust Part, counsel to advise and represent them in such proceedings. This power of attorney being coupled with an interest, is hereby made irrevocable. The vesting of the power in the said Trustees to institute and prosecute such proceedings shall not, however, prevent the exercise by any of the Parties of the First Part, their heirs, successors or assigns from personally exercising the right to institute and prosecute proceedings as in the next preceding paragraph provided.

✓ The Trustees herein named, Parties of the Second Part, are respectively the President, Treasurer and Secretary of the St. Louis Real Estate Exchange, a Corporation, and they shall continue to act as such Trustees until their successors in the said offices of President, Treasurer and Secretary of the St. Louis Real Estate Exchange, respectively, shall have been duly elected and shall have qualified, when such succeeding officers shall, by virtue of their election to such offices, become and be the successors to the Trustees herein named, and each succeeding trustees shall hold office until their successors are chosen in the same way, so that the Trustees hereunder shall at all times consist of the duly elected and qualified President, Treasurer, and Secretary of the St. Louis Real Estate Exchange.

Whenever any action by the said Trustees is required, it shall be sufficient if two of them join in such action.

Whenever the Trustees are referred to in this Indenture, it shall be taken to include the successor, or successors, and the survivor, or survivors of them.

No Trustee herein, or any successor trustee, shall be liable for the neglect or default of another, nor shall any Trustee be liable except for willful misconduct or gross neglect.

The said Trustees hereby accept the said Trust.

IN WITNESS WHEREOF, Parties hereto have executed these presents the day and year first above written.

26 C. C. Dugdale	- Caroline D. Dugdale 26
59 James L. Potter	- Magdalena Businam 70
65 (W. T. D.)	Eunice D. Pitts 65
25 John Concaunon	Sarah M. Concaunon 2
30 J. S. Herron	- Anna M. Herron 30
28 Anna W. Blaney	- Vera Blaney 28
33 Warren Bruce	- Mrs. Warren Bruce 36
35 Mrs. J. C. Crane	- Mrs. W. C. Crane 35
67 John Army	- Mrs. Minnie Army 51
John Linn	- Mrs. Bathine J. Shelton 32
William Hartman	Gas. J. Lutter 16
Am. Hartman	- Mrs. Anita Lutter 16
Miss Margue	J. Lutter fac. 1
Julia W. Patten	J. P. Armet 18
Victor R. Gray	Abbie H. Armet 18
Jessie M. Deaf	Mrs. L. Jerega 56
Grace C. Tidy	Thos. Jerega Sr. & Co. 43
Wm. J. Jansberg	Margaret M. Patterson 43
Matilda Jansberg	Elizabeth Army 33
Mary Schuer	Minnie Schuer 37