

TWO MEN OF SAME NAME BUY REAL ESTATE IN OMAHA

Payne Investment Company Engineers the Sales; Transactions for February Amount to \$67,650.

Eleven sales this month by the Payne Investment company, managed by W. R. Gibson, totaled \$67,650.

Included in this list are two sales to men named "R. McKenzie," both from other cities, not related, and who bought on the same day. Both bought homes, and both came to Omaha to rent.

Roy McKenzie, of Grand Island, who bought a home at 2344 South Thirty-fifth street for \$4,300 from J. A. Roundy, purchased on the advice of a friend, H. L. Luke, who lived next door.

Robert McKenzie, of Topeka, Kan., bought a home at 2409 Laurel avenue, for \$3,400. He looked at the place once, went down to the agent and paid for it.

Another of these transactions was an exchange of seven and a half acres in Douglas county, by Dr. Paul Ellis, for a half section in Scottsbluff county, from L. C. Taylor, valued at \$24,000. Mr. Taylor will move to Omaha.

Some others in this list:

William Gillespie to John Walsh, 2101 Grant street, \$1,100.

H. L. Olson to Elmer V. Delaplaine, 1112 North Thirty-third street, \$4,300.

Margaretta Johnson to Joseph O'Keefe, 2014 Manderson, \$2,800.

Catherine W. Walsh to Clayton W. Mead, 2420 Pierce, \$2,000.

And four other deals.

Omaha Real Estate Firms Report Sales of Past Week

Hastings & Heyden announce the following list of sales made recently:

H. Ernest Hall bought home at 2244 South Thirty-third street for \$3,500.

Nicholas Cherek bought lots 124 and 127, South 8th across addition for \$150.

Joseph A. Young purchased 924 South Thirty-eighth avenue for \$4,750.

Ira C. Linderman purchased 1317 Spencer street for \$2,200.

Marjorie Piretti bought lot 149, Benson Gardens, for \$2,250.

William Olling bought lot 26, North Side across, \$450.

Patrick J. Mann bought the flats at 2812-2813 Jackson street for \$4,000.

James Hughes bought flats at 2817-2819 Jackson street for \$4,000.

Oliver A. Rosenberg bought a home at 1877 Pinkney street for \$4,000.

George Krohn bought lot 14, block 5, Mellan addition, for \$250.

Hilman N. Way bought a home, 6008 Underwood avenue, for \$2,450.

Raymond J. Mayer bought a home at 2424 Poppleton avenue for \$4,900.

Patrick J. Rino purchased a home at 2873 Davenport street.

E. A. Landers purchased a home at 4102 North Twenty-second street for \$4,500.

C. O. Dargstrom purchased a home at 2214 Mission street for \$4,000.

Edgar L. Saliva purchased lot 12, South Side across addition, for \$450.

Glover & Spain, realtors, report the following six sales of homes, totaling \$24,600.

O. M. Smith to H. G. Dennison, 2327 South Thirty-second street, on the boulevard, \$6,000.

H. G. Dennison to J. B. Nickerson, 2909 Poppleton avenue, \$4,800.

P. G. Mittelbach, 3003 Davenport street, to John Van Doren, \$7,000.

Zo E. J. Doran, cottage, at 2759 Hart street, \$2,500.

W. C. Baum to Dr. C. W. Patton, 3023 Newwood avenue, \$4,000.

O. H. Gilbert to J. C. McManus, 2779 Pinkney, \$2,100.

Two Omaha Real Estate Men Buy Residence Property

Two sales have been made within the last week to men actually engaged in the real estate business:

Hiram S. Manville, salesman for Hastings & Heyden, bought a home at 2428 Fontenelle boulevard from Paul Epener of Des Moines, Ia.

Raymond J. Mayer, of Benson & Myers, bought a home at 3424 Poppleton avenue through Hastings & Heyden from C. B. Horton of Pittsburgh, Pa.

"Real estate men realize what the demand for homes is at present and

"VIRTUOUS WIVES"

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CHAPTER XXXIV.

Kitty Lightbody came in, puffing and red, making such a racket as she passed the tables, that the lecturer on the news of the week, a thin, grayish woman in a poke bonnet, momentarily interrupted her flowing nasal comments.

"Thought I'd never get here, dear," said Kitty loudly, embracing first Irma and then Amy. "Eleven o'clock like a dawn tea." She settled into her seat, rose again to shed a brilliant topaz sweater coat, and, oblivious of the waiting audience, resumed her whispering. "I'm just crazy about the idea, aren't you? I wish she'd read the few books and magazines for us. Has anything exciting happened last week?"

"At home, as you probably all know," took up the lecturer, "the week in congress has been an eventful one."

In the pleasant music room of the Chilton Yacht club, two score of women were scattered in groups of twos and threes, giving a painful attention to the light, gliding phrases of the lecturer, who, for \$3 a ticket, relieved them of the fatiguing daily search of the newspapers for these fashionable Monday mornings, felicitously named "Half-Hours With the World."

The windows were open to the blue flash of water and the white sails hung against a glowing June sky. From outside came the call of the players on the tennis courts and the subdued sounds of a phonograph, where, at the further end of the veranda, a group had begun to dance.

"My Lord, that new fox-trot 'catchy,'" continued Mrs. Lightbody, with a sigh. "It's too distracting, and I must listen. It's so instructive, isn't it?"

A girl in white flannels, swinging on the sill of the open window, half in the room and half out, was listening by fits and starts, smacking with a young fellow who, from the veranda, was trying to upset her gravely.

"At Washington, the terms of the new Federal Reserve Bank law have been generally discussed," said the voice of the lecturer, "but I won't trouble you with such dry details."

"Excuse me," said a large, square woman, militantly, "but that's just what I do want to know."

"Yes, please do tell us," said a piping voice up front. "I can't make head or tail out of it."

"The Federal Reserve Bank law can best be explained in this way—"

"Absurd to waste time on such subjects," said Kitty wearily. She turned to Irma. "Has she said anything about that Newport scandal yet? My dear, he wasn't a count after all!"

"Be quiet, Kitty," said Mrs. Della-barre, with a frown, as there came a sudden impatient craning of heads in the direction of the disturbance.

Mrs. Lightbody's chine eyes momentarily fixed themselves in a solemn contraction. At this moment, Jap Laracy wandering in, in search of amusement, installed himself behind Amy.

"Fine day for the trip. Monte's coming up to the dock now." Amy glanced at her wrist impatiently—there were still 10 minutes to be spent instructively.

"In England, the tension between the Irish Nationalists and Ulster has become exceedingly acute."

"Jap, dear, who is our vice-president?" said Mrs. Lightbody, relaxing. "I tried to remember, but—do you know?—I couldn't to save my life."

"William Jennings Bryan," said Laracy solemnly.

"Of course." She looked at him a moment suspiciously and then appealed to Amy.

"Broad a rather important bit of news is announced in the morning's papers," continued the monotonous tones on the quiet June morning. "At Sarajevo the Archduke Ferdinand of Austria is rumored to have been assassinated."

There was a stir of surprise. A

woman's voice was heard exclaiming, "I read the papers, but I didn't notice that!"

"Now, that is exciting!" said Kitty Lightbody, sitting up. She frowned on the incorrigible Jap, and said, with an admonitory shake of her head, "Behave, Jap; we must concentrate!"

But Laracy was not so easily subdued. A salad of pink and green trimmings on a platter of a hat in front of him had caught his eye.

"It excites all the little birdies on the bonnets," he said, in a whisper. "Look—look, how they're trying to reach it!"

Mrs. Lightbody forgot the triviality of another assassinated archduke and began to giggle at this banality. Thus encouraged, Laracy passed the audience in review, according to his own peculiar style of wit.

Amy glanced again at her watch a year ago, she would have shared Kitty's amusement. "Today, she scarcely gave ear. The antics of the household pets had no longer their first charm. She had passed beyond playing with children into the more dangerous need of stronger emotions. Dav-

Pardee, and Laracy and their kind were still useful, but only to fill in. At length, with a sigh of relief, sprang up. The lecture was over.

"Goodness, what awful names they select! Sara—Sara—I shall never get it," said Kitty Lightbody. She turned to Amy, who was chatting to a group. "Amy dear, what news of friend husband?"

"Down in Mexico, of course," said Mrs. Forrester, lightly. She turned on the brilliant red parasol, which she held from her to give length to her arm and free the line of her graceful body, and, knowing that the pose was becoming, she held it a little longer while exclaiming to the group of women whose eyes devoured greedily the Gainsborough hat and the flowing line of her new gray taffeta dress. "Oh, I'm getting used to the role of a neglected wife. We all come to it, don't we?"

But sudden remembering her engagement, she freed herself from the group and linked arms with Mrs. Della-barre.

"Irma, really, can't you arrange to come?" she said, in final entreaty.

"I would if I could, my dear," said Irma, shaking her head. "It's quite impossible for me to leave the house today. I must be there when the doctor comes to see Doris."

"I'll be gorgeous running back in the moonlight."

"I know—don't make it harder."

"But that leaves us with an extra-man," said Amy, frowning.

"Don't worry; Kitty'll take care of two," said Irma, with a smile.

"She won't go because I've taken Monte away from her," thought

Owen Johnson's Sparkling Society Novel, which is making such a hit in the movies.

Amy, noticing the smile. Aloud, she said: "It's not a two-ying party at all. We keep together!" She turned to Mrs. Lightbody. "Well, if we're going to make New York for lunch, we must be off. All the same," she thought, as they passed into the glare of the sun and made their way down the dock, "it's going to be a bore having an extra man." The extra man, of course, was Tody Dawson.

"I don't believe Doris is ill at all," said Kitty, linking arms with her. "Nor I."

"She's done it on purpose," said Mrs. Lightbody, with a convinced nod. "Unless—unless it's a question of Rudy. He's been in a dreadful state lately, have you noticed?"

"I've a mind to leave Tody behind," said Amy pensively.

"Oh, my dear, it would break the poor boy's heart!" said Kitty instantly. "His nose is out of joint as it is."

"He's going to be dreadfully in the way. You will have to look after him."

"Don't worry, my dear; I know my role!" said Kitty, laughing.

At this moment, Dawson, as though divining her thoughts, came up.

"I say, Amy, if Irma's backed out, I'll walk the plank if you say the word."

"Poor boy, he's still dreadfully in love with me," she thought, and aloud she added, "No, indeed, Tody; wouldn't leave you out for the world."

At the smile with which he favored him, his face lighted up. A moment before, the sky was tumbling down. Now, just to be near her, to watch her covertly from a distance, to hear the sound of her voice and fill his eyes with her loveliness, changed the face of the world.

"By George, you are a trump, you are!" he said incoherently, and he went hastily up the dock. He adored her as a pagan worships, with his head to the soil. No woman could be so angelic, no woman!

Monte Bracken, in white flannels, was at the gangway of the speedy little motor-yacht that had its red-and-white awnings out. The next moment, they were lounging in lazy cushioned chairs, the spray curling whitely at their sides, rushing across the mackerel waters to New York.

(Continued Tomorrow.)

IN FAVOR OF LAW TO CHECK CURB STONE AGENT

Nebraska Realty Association Wants More Stringent Laws Governing Sale of Real Estate.

Officers of the Nebraska Realty association and the Omaha Real Estate board spent considerable time last week on a proposed law which they believe will protect the public against unscrupulous and curb-stone agents.

This proposed law would make it illegal for any man to sell or offer for sale any real estate unless he has a written contract. Under existing laws curb-stoners and other unethical dealers frequently demand commissions from sales if they have merely held a conversation with the owner or purchaser.

This practice will be made unlawful by the proposed measure. John J. Strunk of Indianola, president of the State Realty association, Secretary G. J. Mausel, and Attorney C. E. Matson of Lincoln conferred for two hours with the Omaha board Wednesday on this matter.

A committee of the Omaha board including President McFarland, P. W. Kuhns, F. W. Shotwell, C. J. Baird, Ray Stevenson and Leo Bozell met the state officers in Lincoln last week on this same proposal.

Both the Omaha board and the state association are co-operating to better conditions in the real estate fraternity.

Real Estate Men Predict Increase in Flat Rentals

There will probably be a raise in rental rates this spring on detached houses and duplex flats.

The contemplated raise is from 10 to 20 per cent.

Members of the Building Owners and Managers association in contemplating expenses of upkeep on this of rental property, find that it has increased from 40 to 100 per cent.

Owners are not receiving enough to pay them 6 per cent on their investments, with the increased expense of upkeep. While no raise has been decided upon, there is much talk of it.

Since prices increased, detached houses and duplex flats are the only kind of residence property on which rates have not been raised.

To Erect Two Apartment Houses on Jones Street

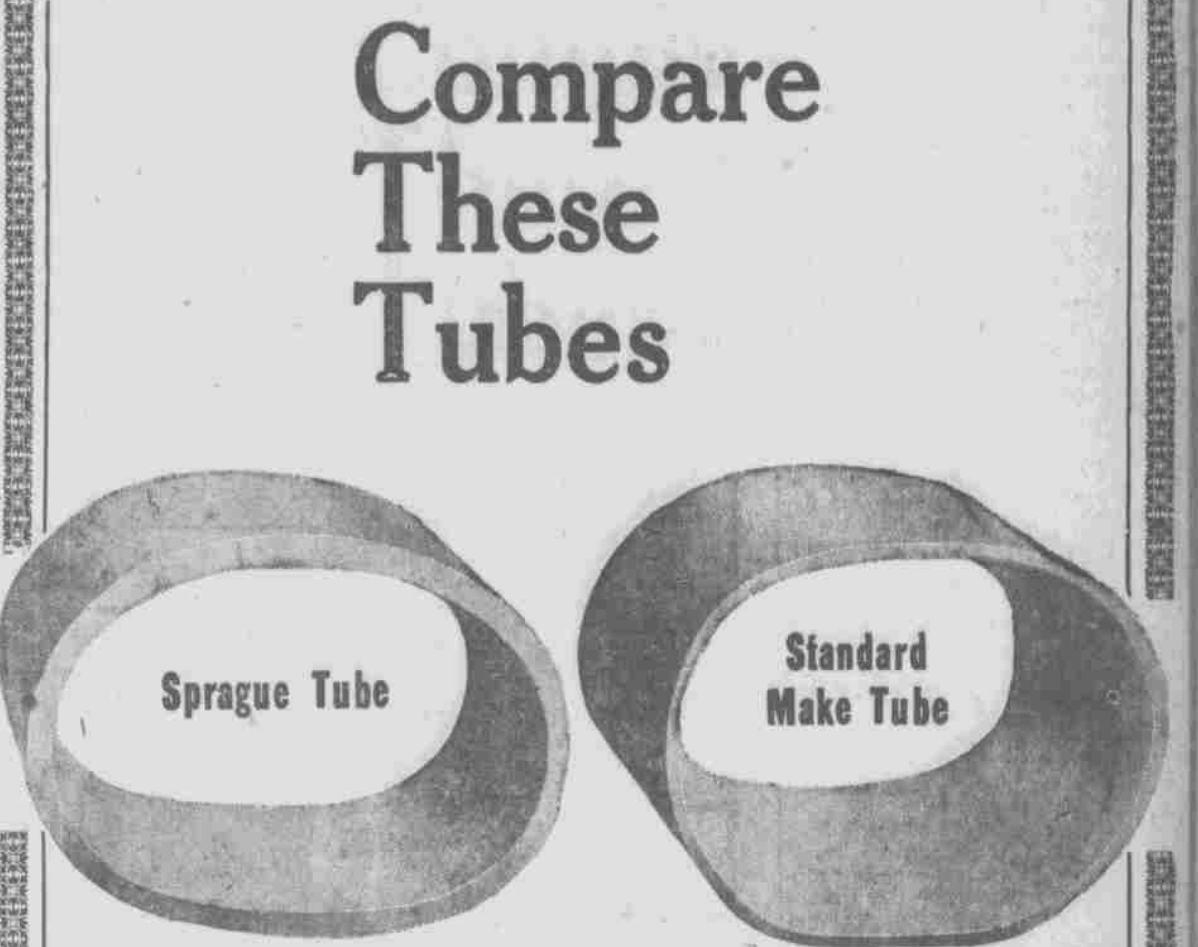
A 97 1/2 foot lot on Jones street, between Twenty-second and Twenty-fourth, which was offered two years ago for \$3,000, was sold last week to William B. Drake for \$5,000. Mr. Drake bought the ground from

McL Uhl, senior, represented by Dean Glover. Two apartment houses will be erected on this ground. Excavations for them are now in progress. Each house will be three stories high and each will contain 36 apartments of one and two-room capacity.

Hughes Buys Flats.

Hastings & Heyden and the H. A. Wolf company sold the flats at 2813-2815-2817-2819 Jackson street to Patrick J. Maue and James Hughes. These were bought for \$12,000 for an investment.

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