

mentioned as an individual and as executor of the estate of Mabel Weissenborn, deceased.

Witness my hand and official seal, the day and year in this certificate first above written.

(D. McG. Notarial Seal)
(Cor. ix. May 31, 1935)

Donald McGuiggan

Notary Public in and for the State of
Washington, residing at Seattle, Washington

MS

Filed for record at request of Lawyer's & Realtor's Title Ins. Co., Aug. 8, 1932, at 35 min.

past 3 P.M.

1932

George A. Grant, County Auditor.

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John G. Matthews et ux

Warranty Deed

to

J. W. Sumner

Warranty Deed

The grantors, John G. Matthews and Amy L. Matthews, his wife, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, and the receipt of which is hereby acknowledged, do hereby convey and warrant to J. W. Sumner, of Seattle, King County, State of Washington, the following described real estate, together with all the appurtenances and improvements thereon, situated in King County, State of Washington, to-wit:

Lot Eight (8) in Block Five (5) and Lot Ten (10) in Block Six (6), J. G. Matthews Lake Washington Addition, subdivision No. 1, according to the recorded Platt thereof, in Volume 33 of Platts at Page 38, Records of King County, Washington.

Subject to the following building restrictions, to-wit:

1. That the covenants herein contained shall bind both parties, their heirs and assigns, administrators, successors, executors, or any one holding thru, by or under them and said covenants, restrictions, and conditions shall run with the land herein described as a servitude upon same.
2. Only one single and detached dwelling, together with out-buildings reasonably appurtenant thereto, such as garage, servants' quarters, pergola, or conservatory, shall be erected upon each of said lots, and each of said lots shall be improved only as an entire tract. Said dwelling shall cost not less than Two Thousand (\$2,000.00) Dollars. Said improvements shall be kept painted and repaired, and the grounds adjacent thereto shall be kept neat.
3. Permission was hereto given to the purchaser to erect temporary dwellings on said premises for a period of two (2) years from the 8th day of June, 1929, at the end of which time the same were to be removed unless they conformed to the specifications hereinabove described. No extension or relaxation of the terms of said permission or the covenants is included herein.
4. No building or any part thereof shall be erected on said property at a distance of less than ten (10) feet from the street line thereof, nor within five (5) feet of the side lines thereof.
5. Said property or any part thereof shall not be conveyed, sold, rented, leased or otherwise disposed of in whole or in part, to or to be occupied by, any person or persons except of the white race, except, however, of the case of a servant actually employed by the owner and occupant thereof.
6. Any breach of the foregoing covenants or conditions, or any of them, or a part thereof, shall have the effect of forfeiting the title to said property and thereupon said title shall revert to the grantors, their successors, heirs or assigns, subject, however, to the lien of any bona fide first mortgage then outstanding upon said property, provided, however, that this shall not be deemed a waiver of any of the restrictions contained herein, and that in case any mortgagee of said property, or his or its assigns, acquires title hereto by foreclosure or otherwise, he, it or they shall have ninety (90) days after the written notice of the violation of such restriction within which to remedy same.
7. The acceptance of this deed by the grantee shall have the same effect and binding force upon said grantee, his heirs and assigns as if the same were signed and sealed by said grantee, and any person acquiring said property, or any part thereof, or any interest therein, whether by deed, lease, contract or by process of law, shall be bound hereby.
8. Each and all of the foregoing covenants, conditions and restrictions shall be and remain in force and effect to the full entirety thereof for a term of fifty (50) years from the date hereof. This deed, and the acceptance thereof by the grantee, shall be deemed a full performance of the real estate contract heretofore entered into by the grantors and the grantee covering the property

above described, and all the agreements, covenants and servitudes by and between the parties are merged herein.

In Witness Whereof the grantors have hereunto affixed their hands and seals this 4th day of June, 1932.

John G. Matthews
Amy L. Matthews

State of Washington)
County of King) ss

This is to certify that on this 4th day of June, 1932, there appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and qualified, John G. Matthews, to me known to be one of the parties who signed the within and foregoing Deed, and acknowledged that he signed and sealed same of his own free will, as his free and voluntary act and deed for the uses and purposes therein mentioned and contained.

In Witness Whereof, I have hereunto affixed my hand and official seal the day and year first above written.

(J.G.M.Jr. Notarial Seal)
(Com. Ex. Apr. 30, 1934)

John G. Matthews, Jr.
Notary Public in and for the State of Washington, residing at Seattle.

State of California)
County of Los Angeles) ss

This is to certify that on this 13 day of June, 1932, there appeared before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and qualified, Amy L. Matthews, to me known to be one of the parties who signed the within and foregoing Deed, and acknowledged to me that she signed and sealed same of her own free will, as her free and voluntary act and deed for the uses and purposes therein mentioned and contained.

In Witness Whereof, I have hereunto affixed my hand and official seal the day and year first above written.

(W.H.Q. Notarial Seal)

W. H. Quade
Notary Public in and for the State of California, Residing at Los Angeles.
My Com. Ex. Meh. 18, 1934

Filed for record at request of Seattle Title Company, Aug. 8, 1932, at 59 min. past 3 P.M.
MBT George A. Grant, County Auditor.

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2731201 C. H. Williams
to

Quit Claim Deed

Pacific States Savings and Loan Company

Statutory Quit Claim Deed

The grantor C. H. Williams, a bachelor, for and in consideration of Ten and no/100 Dollars (\$10.00), conveys and quit-claims to Pacific States Savings and Loan Company, a corporation, all interest in the following described real estate, situated in the County of King, State of Washington:

That portion of the northeast quarter of the northeast quarter of the southeast quarter of section 23, township 24 north of range 3 east, W.M., in the City of Seattle, King County, Washington, described as follows:

Beginning at the southeast corner of lot 5, block 1 of John A. Hanson's Addition as per map thereof recorded in volume 22 of plats, page 6, in the office of the county auditor of said county; running thence west 120.11 feet along the south line of said lot 5 to the east line of 36th Avenue Southwest; thence south 49.5 feet along the east line of 36th Avenue Southwest to the north line of the south 1-1/4 acres of the south half of the northeast quarter of the northeast quarter of the southeast quarter of said section 23; thence east along the north line of said 1-1/4 acres 120.11 feet, more or less, to a point south of the point of beginning; thence north 49.5 feet, more or less, to the point of beginning.

Dated this 28th day of January, A.D. 1932.

State of Washington)

C. H. Williams (Seal)