3501174

WARRANTY DEED

THE GRANTOR, LAURA FLORENCE FORSYTH, a widow

for and in consideration of TEN DOLLARS ($10.00), in hand paid, conveys and warrants to ROBERT L. NUBER and MARGARET KATHERINE NUBER, his wife

the following described real estate, situated in the County of King, State of Washington:

Parcel "A".

Beginning at the northeast corner of Section seven (7), township twenty-two (22) north, range four (4) east, W. M., and running thence along the section line south 8° 09' 59" east 1230.45 feet; thence south 81° 50' 01" west 329.869 feet; thence north 44° 50' 08" west 428.80 feet to the true place of beginning of this description; and running thence south 45° 09' 52" west 128.01 feet to the easterly corner of the Shank and Biggs Tract; thence along the northeasterly boundary of said tract north 54° 58' 00" west 121.902 feet; thence north 45° 09' 52" east 149.45 feet; thence south 44° 50' 08" East 120.00 feet to the true place of beginning; (Being known as tract fifty-eight (58), Beaconsfield-on-the-Sound, according to the unrecorded plat thereof); together with an easement or right of way upon and over all streets, sidewalks, and trails now in existence or as may hereafter be set apart, designated or dedicated by the grantors and their successors in interest, within the said "Beaconsfield-on-the-Sound", all for the purpose of securing to the grantee, his invitees, successors in interest, and assigns, free means of ingress to and egress from above described property. Provided, that the right to build dwelling house of any nature upon the above described property shall be limited to the approval of the grantor and his successors in interest.

Parcel "B".

Beginning at the northeast corner of section seven (7), township twenty-two (22) north, range four (4) east, W.M., and running thence along the section line south 8° 09' 59" east 1230.45 feet; thence south 81° 50' 01" west 939.81 feet to the southeasterly boundary of the Shank and Biggs Tract; thence along the said southeasterly boundary south 35° 02' 00" west 491.06 feet to a point in a large boulder marking the southerly corner of said Shank and Biggs tract; thence north 54° 58' 00" west along the southwesterly boundary of said Shank and Biggs Tract 162.50 feet to the true place of beginning of this description; and running thence south 35° 02' 00" west 142.18 feet to the meander line of Puget Sound; thence north 53° 24' 07" west along said meander line 37.514 feet; thence north 35° 02' 00" east 141.16 feet to the above mentioned southwesterly boundary; thence along

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the said southwesterly boundary south 54° 58' 00" east 37.50 feet to the true place of beginning; (being known as tract fifty-eight-A (58-A), Beaconsfield-on-the-Sound, according to the unrecorded plat thereof); together with an easement or right of way upon and across the remainder of those tracts of said Beaconsfield-on-the-Sound, known and designated as waterfront tracts, upon the blue print hereunto prepared by Messrs. Gardner, Gardner & Fischer, surveyors and engineers, Provided, that the grantor and his successors in interest withhold the right to grant rights of way, easements and permits for power and telephone lines to be erected, but only along or within six feet of the rear boundary line. Provided, also, that said lot shall be subject to a further right of way and easement for the common use of all the owners or purchasers of tracts, in said Beaconsfield-on-the-Sound, and of their invitees and successors in interest.

Grantors especially reserve that all property included herein, both in Parcel "A" and "B", shall not be sold to, leased to, or occupied, or in any way used by persons of Semitic, Oriental, or African origin.

It shall be the intention of the parties, herein, that all easements, covenants, reservations, or provisions of this deed, whether construed as a benefit or detriment, shall run with and become appurtenant to said real estate, herein described and granted.

DATED this 31st day of AUGUST, A.D., 1945.

Laura Florence Forsyth (Seal)

.....(Seal)

STATE OF WASHINGTON)
) ss.
County of King)

On this 31st day of AUGUST 1945, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

LAURA FLORENCE FORSYTH, a widow,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

M. C. TURNER NOTARY PUBLIC STATE OF WASHINGTON

M. C. Turner
Notary Public in and for the State of Washington, residing at
Seattle

Filed for Record Sept 14 1945 1:39 P.M.
Request of Lawyers and Realtors Title Insurance
ROBERT A. MORRIS, County Auditor