THE GRANTOR, FIRST HOLDING CORPORATION, a Washington Corporation, for
and in consideration of Ten and 00/100 Dollars ($10.00), in hand paid, con-
vey and warrants to HOWARD H. MILLER and MARY E. MILLER, his wife, the following
described real estate, situated in the County of King, State of Washington:

The South one-half of the North 100.00 feet of the East one-half
of the West one-half of the northeast quarter of the southeast quarter of
Section 17, Township 23 North, Range 4 East, W.M. EXCEPT the East 50.00 feet
thereof.

Subject to any unpaid charges for the installation of water service and for
water, electric light, power and sewer service furnished to said premises by
a city, town, or district.

Subject to the right to make all necessary changes for cuts and fills and
10th Avenue South as granted by King County by deed recorded April 3, 1933, in

This deed is given pursuant to and in fulfillment of a real estate con-
tract by and between grantor, as vendor, and grantee, as vendee, dated on the
11th day of March, 1940, and the conditions of warranty contained in this deed
are hereby expressly limited to and made as of the said 11th day of March,
1940, and there are excepted from the warranties hereof any and all taxes and
assessments becoming payable after the 11th day of March, 1940, and all
liabilities, liens and incumbrances created, permitted or imposed by the
grantee or their predecessors in interest (other than grantor) in the premises
hereby conveyed, or by any person claiming by, through or under said grantee
or their predecessors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and under the following
restrictions and conditions, to-wit: (a) The grantees, their heirs, personal
representatives or assigns, will not erect or maintain, or permit to be erect or
maintained, any dwelling of the value of less than One Thousand Dollars
($1000.00) nor shall any portion of such dwelling house be erected or main-
tained on any part of said premises within Forty (40) feet of the line of any street.
PROVIDED, the foregoing restrictions shall not apply to the type and exterior
design and intended location of said dwelling, has first been approved by First
Holding Corporation. (b) No part of said property shall ever be used or
occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the
grantees, their heirs, personal representatives or assigns, shall never place
any such person in the possession or occupancy of said property, or any part
thereof, nor permit the said property, or any part thereof ever to be used or
occupied by any such person excepting only employees in the domestic service
or the premises of persons qualified hereunder as occupants and users and residing
on the premises.

Dated this 12th day of September, 1941.

FIRST HOLDING CORPORATION
By
President

By
Secretary