

3059991

Statutory Warranty Deed

THE GRANTOR **GUY C. HARPER, a bachelor**

for and in consideration of **TEN and no/100** Dollars
(\$ 10.00), in hand paid, conveys and warrants to

R. M. WILKERSON

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

Washington: The north half of Lot 2, Block 3, Bonnie Brae, an Addition to the City of Seattle, according to plat thereof recorded in volume 19 of plats, page 53, records of said county;

SUBJECT to the following restrictions, to-wit: (1) No building or structures shall be erected on any part of the above described lot less than 30 feet from property line on avenues, or less than 10 feet from inside property line of above described property, or any subdivision thereof, and there shall be no building in the nature of a dwelling erected on above described premises, or any subdivision thereof, costing less than \$2500.00 and all structures shall be of neat architectural design. (2) There shall never be manufactured or sold upon any part of the above described property, by any person whatsoever, intoxicating liquors of any kind. (3) The grantee, his successors and assigns, shall never establish, or attempt to establish, or let the premises above described, or any part thereof, for any mercantile or amusement enterprise of any kind, or for any hospital, sanitarium or public garage. (4) The principal use of the premises hereby conveyed shall be that of a country residence and no outbuildings of any kind shall be erected within 10 feet of any inside property line, without the consent in writing of the adjoining property owner, or within 30 feet of property line on avenues, and all livestock, fowls and poultry, other than pets not offensive to neighbors, shall be kept properly corralled at a distance of not less than 20 feet from inside property lines of above described property, or any subdivision thereof, and 30 feet from property line on avenues, and all such livestock, fowls and poultry shall be housed under sanitary conditions in buildings of neat architectural design. (5) No one, other than a white person of the Caucasian race, shall own any interest directly or indirectly, in the above described property, or any part thereof, nor shall the purchaser herein let said premises, or any part thereof, for any term whatsoever, to one other than a white person of the Caucasian race, nor shall any one other than a white person of the Caucasian race be allowed, or permitted to live, or reside on said premises, or any part thereof, for any period whatever (but this clause shall not apply to bonafide domestic servants). Grantor agrees to incorporate the above restrictions numbered one to five, inclusive, in all contracts for the sale of, and deeds to all of the lots in Blocks 3 and 4, Bonnie Brae, an Addition to the City of Seattle, according to plat thereof recorded in volume 19 of plats, page 53, records of said county.

This deed is given in fulfillment of that certain contract between the parties hereto, dated August 12, 1937, and conditioned for the conveyance of the above described property and the covenants of warranty herein contained shall not apply to any title, interest, lien or encumbrance arising by, thru or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Dated this **8th** day of **August** . A. D. 19 **39**

Guy C. Harper (SEAL)

(SEAL)

STATE OF WASHINGTON,

County of **King**

On this day personally appeared before me **GUY C. HARPER**

known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the purposes herein mentioned.

18th day of August, 1939.

W. B. Gray

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

BONNIE BRAE

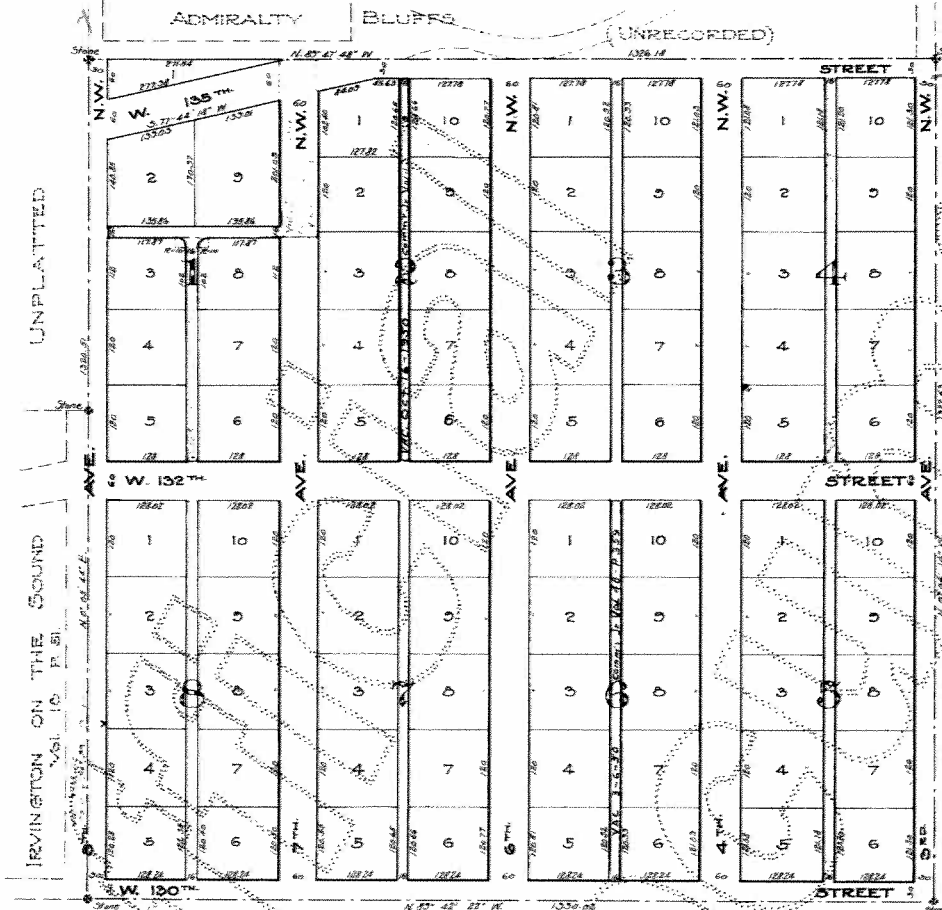
AN ADDITION TO THE CITY OF SEATTLE

SCALE: 1" = 120'

OCTOBER 1910

GARDNER & GARDNER, ENGINEERS

53



DESCRIPTION

This plat of BONNIE BRAE, an addition to the City of Seattle, embraces the N.W. 1/4 of the S.E. 1/4 of Sec. 24, Tp. 26 N. R. 3 E. W.M.

All distances are as shown on this plat in feet.

We hereby certify that the plat of Bonnie Brae, An Addition to the City of Seattle is based upon an official survey and sub-division of Sec. 24, Tp. 26 N. R. 3 E. W.M., that the distances and courses as shown thereon are correct, that monuments have been set and the lots and blocks have been staked on the ground.

Gardner & Gardner.

Examined and approved this 2nd day of November, A.D. 1910, by G.P. Deiter, Deputy City Engineer.

Examined and approved this 2nd day of Nov., A.D. 1910, Dan. R. Abraham, Chairman of the Board of County Commissioners, Albert C. K. Campbell, Secy. Pro-Tem.

DEDICATION

Know all men by these presents that John P. Fay and Alice Ober Fay, his wife, owners of an undivided one-third interest, Edward S. Wilcox and Bernhardine Wilcox, his wife, owners of an undivided one-third interest, and Fred H. Hinchley, a bachelor, owner of an undivided one-third interest of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever all streets, avenues and alleys shown thereon.

In witness whereof we have hereunto set our hands and seals this 21st day of October, A.D. 1910.

Signed and sealed in the presence of:

Albro Gardner
Edna Smith

John P. Fay
Alice Ober Fay
Her Atty in Fact
Edward S. Wilcox
Bernhardine Wilcox
Her Atty in Fact
Fred H. Hinchley

714027
Filed for record at the request of F.H. Hinchley, Nov. 2, 1910, at 18 min. past 4 P.M. and recorded in Vol. 13 of Plats, page 53, Records of King County, Washington.

By Otto A. Case, County Auditor, John P. Fay, Deputymen.

ACKNOWLEDGMENT

State of Washington) County of King)
This is to certify that on this 21st day of October, A.D. 1910, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John P. Fay and Alice Ober Fay, his wife, by John P. Fay, Her Attorney in Fact, Edward S. Wilcox and Bernhardine Wilcox, his wife, by Edward S. Wilcox, Her Attorney in Fact and Fred H. Hinchley, a bachelor, being the individuals described in and who executed the foregoing instrument and the said John P. Fay, Edward S. Wilcox and Fred H. Hinchley acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

And the said John P. Fay acknowledged that he executed the same as his free and voluntary act and deed as Attorney in fact as aforesaid and as the free and voluntary act and deed of said Alice Ober Fay, for the uses and purposes therein mentioned. And the said Edward S. Wilcox acknowledged that he executed the same as his free and voluntary act and deed as Attorney in fact as aforesaid and as the free and voluntary act and deed of said Bernhardine Wilcox, for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my my official seal the day and year above mentioned.

Albro Gardner, Notary Public in and for the State of Washington, residing in Seattle.



BONNIE BRAE

SECOND ADDITION

SCALE 1" = 100'

WALTER W. WEEDIN
PROFESSIONAL ENGINEER.

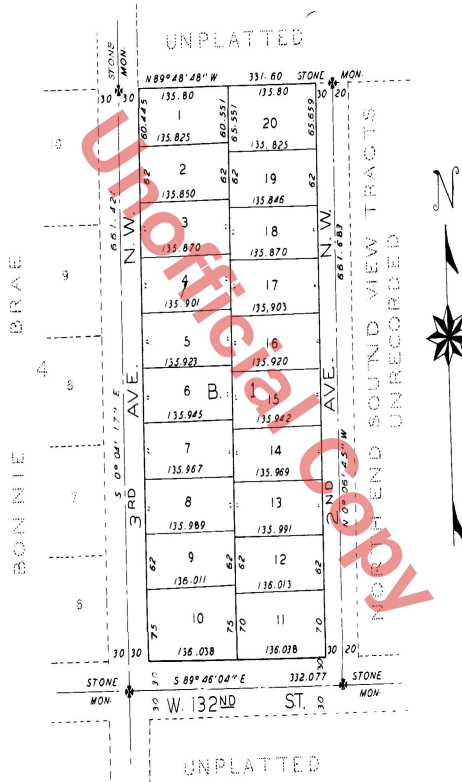
DESCRIPTION.

THIS PLAT OF BONNIE BRAE, SECOND ADDITION, COMPRISES THE FOLLOWING DESCRIBED PROPERTY: THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (N.W. 1/4), OF THE NORTHEAST QUARTER (N.E. 1/4); OF THE SOUTHEAST QUARTER (S.E. 1/4), OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY SIX (26), NORTH OF RANGE THREE (3) EAST, W.M.

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF BONNIE BRAE, SECOND ADDITION, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY SIX (26) NORTH OF RANGE THREE (3) EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THESE REGULATIONS.

WALTER W. WEEDIN
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE No. 169
RENEWAL No. E. 423, JAN. 1-1940



ACKNOWLEDGMENT.

STATE OF WASHINGTON }
COUNTY OF KING } SS

THIS IS TO CERTIFY THAT ON THIS 15TH DAY OF FEBRUARY, A. D. 1940, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED W. WALTER WILLIAMS AND W. ERNEST LAWRENCE, PRESIDENT AND SECRETARY RESPECTIVELY OF CONTINENTAL INC., AND DAVID HARVEY AND ANNIE MARGARET HARVEY, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

J. L. OSTERHOUT
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT SEATTLE.

3091719



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 20TH DAY OF MAR., A. D. 1940, AT 10.4 MINUTES PAST 10 A.M., AND RECORDED IN VOLUME 36 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WASHINGTON.

EARL MILLIKIN
COUNTY AUDITOR

BY A. C. MILLER
DEPUTY COUNTY AUDITOR

DEDICATION.

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, THE CONTINENTAL INC., BY W. WALTER WILLIAMS, PRESIDENT, AND W. ERNEST LAWRENCE, SECRETARY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, MORTGAGEE, AND DAVID HARVEY AND ANNIE MARGARET HARVEY, HIS WIFE, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF ALL THE STREETS, AVENUES AND ALLEYS SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 15TH DAY OF FEBRUARY, A. D. 1940.

CONTINENTAL INC.
BY W. WALTER WILLIAMS, PRES.
ATTEST W. ERNEST LAWRENCE, SECY
DAVID HARVEY
ANNIE MARGARET HARVEY

RESTRICTIONS

NO LOT OR PORTION OF LOT OF THIS PLAT, EXCEPTING THOSE LOTS WHICH ARE HEREAFTER RESTRICTED TO BUSINESS USE, SHALL BE DIVIDED AND SOLD OR RE-SOLD, OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE DISTRICT USE STATED ON THIS PLAT, NAMELY 6000 SQUARE FEET FOR R-1 USE.

EXAMINED AND APPROVED THIS 9TH DAY OF MAR., A. D. 1940.

H. H. SISLER
COUNTY ROAD ENGINEER

BY DEPUTY COUNTY ROAD ENGINEER



EXAMINED AND APPROVED THIS 11TH DAY OF MARCH, A. D. 1940.

JACK TAYLOR
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST EARL MILLIKIN
CLERK, BOARD OF COUNTY COMMISSIONERS

BY MARION KELEZ, DEPUTY



I HEREBY CERTIFY THAT THE WITHIN PLAT OF BONNIE BRAE, SECOND ADDITION IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 19TH DAY OF MARCH, A. D. 1940

R. G. TYLER
CHAIRMAN
OTWAY PARDEE
SECRETARY

JOSHUA H. VOGEL
PLANNING ENGINEER & EXECUTIVE OFFICER