Statutory Warranty Deed

THE GRANTOR
GUY C. HARPER, a bachelor

for and in consideration of TEN and no/100 Dollars, in hand paid, conveys and warrants to

R. M. WILKESON

the following described real estate, situated in the County of King State of 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 55, 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, unless 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 hotel, sanatorium or public garage. (4) The principal use of the premises hereby conveyed shall be that of a country residence and no buildings of any kind shall be erected within 10 feet of any inside property line, without the consent of the adjoining property owner, or within 30 feet of property line on avenues, and all livestock, fowl and poultry, other than pets not offensive to neighbors, shall be kept properly enclosed 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, fowl 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 whatsoever (but this clause shall not apply to bona fide 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 55, records of said county.

This deed is given in fulfillment of that certain contract between the parties hereto, dated August 14, 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, from 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.

Done this 6th day of August A.D. 1939

[Signature]

GUY C. HARPER

Described in and who executed the within and foregoing instrument, and signed the same as his free and voluntary act and deed, for the

 witnesses before me.

[Signature]

W. W. MILBURN

Notary Public in and for the State of Washington,

SEATTLE
DESCRIPTION

This plat of Bonnie Brae, an addition to the City of Seattle, embraces the NW 1/4 of the SE 1/4 of Sec. 34, T. 16 N., R. 32 E., W. 1/2.

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 signed upon an actual survey and sub-deposit of Jan 24, 1910, N.W.3, W. M., that the distances and courses, as shown therein, are correct, that monuments have been set and the Lots and Blocks have been staked on the ground.

[Signatures]

Examined and approved this 27th day of November, A.D. 1910, by G.P. Dedes, Deputy

Examined and approved this 4th day of May, A.D. 1910, by C.W. Mottson, County Engineer

Dedication

Know all men by these presents, that John F. Foy, Ada Ellen Foy, his wife, owners of an undivided one-half interest; Edward J. Wilcox and Elizabeth Wilcox, his wife, owners of an undivided one-half interest; Fred H. Hendry, a Benevolent, owner of an undivided one-fourth interest of the land hereby patented, do hereby declare this plat and dedication to be the act and decision to the use of the public forever all streets, avenues and alleys shown thereon.

In witness whereof, I have hereunto set my hand and seal this 3rd day of October, A.D. 1910.

[Signature]

Acknowledgment

State of Washington, County of King

This is to certify that on the 3rd day of October, A.D. 1910, before me, the undersigned, a Notary Public, duly commissioned and sworn, personally appeared John F. Foy, Ada Ellen Foy, his wife, Edward J. Wilcox, his wife, Fred H. Hendry, a Benevolent, Elizabeth Wilcox, his wife, and Edward J. Wilcox, her attorney in fact, and John F. Foy, Edward J. Wilcox and Fred H. Hendry, acknowledged to me that they executed the same for the time and purposes therein mentioned.

And the said John F. Foy acknowledged that he executed the same for his use and for the use of the said Ada Ellen Foy, for the use and to be used by and for the use of Edward J. Wilcox, his wife, Edward J. Wilcox, her attorney in fact, and the Benevolent, Elizabeth Wilcox, his wife, for the use and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this 3rd day of October, A.D. 1910.

[Signature]

Notary Public for the State of Washington.