E. Norton, to me known to be the individual described in and who executed the within instrument, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

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

(A. C. N. Notarial Seal)

(Com Ex. Jan. 9, 1932)

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

Filed for record at request of G. Ward Kemp, July 2, 1930, at 56 min past 1 P.M.

5259 Edwin F. James, et ux,

to

Newton I. Moore,

STATUTORY WARRANTY DEED

THE GRANTORS, Edwin F. James and Vera M. James, his wife, for and in consideration of Ten($10.00) Dollars, in hand paid, convey and warrant to Newton I. Moore, the following described real estate, situated in the County of King, State of Washington:

Lots twenty (20) and twenty one (21) in Brentwood Beach, according to the plat recorded in Volume 30 of Plats, Page 32, in the records of King County, Washington.

The lot described in this deed shall be used only for private residence purposes.

No building or structure other than one single family detached dwelling house with garage appurtenant thereto of architecture in harmony (said garage not to exceed two car capacity and shall be used for garage purposes only) shall be constructed, maintained or permitted on any building site; a building site is defined as at least one lot as now platted. No dwelling house shall be erected, placed, or maintained upon said lot which shall cost or be of the value of less than $1000.00 and shall be set back 20 feet from East 172nd Street. No person other than one of the white race shall be permitted to occupy any portion of any lot in this plat, or any building at any time thereon, except a domestic servant actually employed by a white occupant of such a building. No old buildings shall be moved onto said lot. No open sewage will be permitted. These restrictions shall expire May 1, 1937. The foregoing covenants run with the land and are binding on said purchasers, their heirs, executors, administrators and assigns.

Dated this 2nd day of July, A. D. 1930.

Edwin F. James (Seal)

Vera M. James (Seal)

State of Washington,

County of King.

On this 2nd day of July A. D. 1930, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Edwin F. James and Vera M. James, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their 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.

(A. E. Notarial Seal)

(Com Ex. Aug. 3, 1931)

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

Filed for record at request of Newton I. Moore, July 2, 1930, at 56 min past 2 P.M.

George A. Grant, County Auditor.