WARRANTY DEED

THE GRANTOR, SOUTH SEATTLE LAND COMPANY, a Washington Corporation, for and in consideration of Ten Dollars ($10.00), in hand paid, conveys and warrants to WALTER J. FOHLERS and EDNA FOHLERS, his wife, the following described real estate, situated in the County of King, State of Washington:

Beginning at the southeast corner of the southwest quarter of Section 36, Township 34 North, Range 4 East, W.M., and running thence along the South line of said southwest quarter, South 59°12'14" West, 683.069 feet; thence North 66°06'10" West, parallel to the East line of said southwest quarter, 240.00 feet; thence South 36°12'14" West, 593.54 feet to the true place of beginning of this description; thence continuing South 59°12'14" West, 119.00 feet; thence North 66°06'10" East, parallel to the West line of said southwest quarter, 184.00 feet; thence North 36°12'14" East, 119.00 feet; thence South 66°06'10" West, 240.00 feet to the true place of beginning.

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

Subject to the right to make all necessary slopes for cuts or fills on said premises as granted to King County by deed recorded December 13, 1940, in volume 1356 of deeds, page 277, under auditor's file No. 3134414, records of said county.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor as vendor and Raymond Stephens as vendee, dated October 12, 1937, which contract was assigned to Walter J. Fohlers and Edna Fohlers, his wife, on the 4th day of October, 1941, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 12th day of October, 1937, and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 12th day of October, 1937, and any and all liabilities, liens, and incumbrances created, permitted or imposed by the grantees or their predecessors in interest (other than grantor) in the premises hereby conveyed, or any person claiming by, through or under said grantees or their predecessors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and under the following restriction and condition, to-wit: (a) The grantees, his heirs, personal representatives or assigns, will not erect or maintain or permit to be erected, a dwelling house of the value of less than Fifteen Hundred Dollars ($1500.00) nor shall any portion of such dwelling house be erected or maintained on any part of said premises within Forty (40) feet of the line of any street. PROCEEDED, the foregoing restriction shall not apply if the type and exterior design and intended location of said dwelling has first been approved by South Seattle Land Company. (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 on the premises or persons qualified as servants and whose duties and residence are on the premises. (c) Grantees, their heirs, personal representatives or assigns, will use this property for residential purposes only.
CEDARHURST
DIVISION NO. 2

DESCRIPTION
This plot of Cedarhurst Division No. 2, embraces the following described tract of land lying wholly
within the 5th N.W. of Sec. B, Twp. 23 N., R. 4E, W.M.,
commencing at the southwest corner of Sec. B, Twp. 23 N., R. 4E, W.M. and running thence N. 00°
00' 00" E., 480.35' thence S. 00° 00' 00" W., 630.49' thence E. 00° 00' 00" N., 481.46' thence S.
00° 00' 00" W. 333.50' thence S. 00° 00' 00" W., 405.25' thence N. 00° 00' 00" E., 460.19', thence E.
00° 00' 00" W., 540.00' thence S. 00° 00' 00" W., 249.46', thence N. 00° 00' 00" E., 460.19' along said line to
the point of beginning.

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the 8th day of May AD 1926, before me, the undersigned Notary Public in and for the
State of Washington, duly commissioned and sworn person,
ally appeared C. D. Shiman and Maurice Mc
Micken, President and Secretary respectively of South Seattle Land Company, a corporation,
the issue to the individual or individuals who executed the foregoing instrument
and acknowledged to me that they signed and sealed the same, as their true and
voluntary acts and deeds for the use and purposes therein mentioned, and on oath
stated that they were authorized by their said corporation to execute the said inst
ment and that the seal hereunto affixed is the corporate seal of their said corpora

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

Maurice R. McMicken
Notary Public in and for the
State of Washington,
residing in Seattle.

Examined and approved this 14th day of May,
A.D. 1926.
By Thomas O'Hara,
County Engineer.

Examined and approved this 15th day of May,
A.D. 1926.
By J. W. Spurlock,
County Auditor.

By S. Fough,
County Auditor.

Filing for record at the request of the King
County Engineer on the 15th day of May AD 1926,
at 10:45 o'clock, A.M., and
recorded in Vol. 33. of Lots, page 2, Records of
King County, Washington.

By

County Auditor.

2463230

THOMAS Y. CARTER,
Deputy.

SOUTH SEATTLE LAND COMPANY
By C. D. Shiman,
1st President.
By Maurice McMicken,
1st Secretary.

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