

Real Estate Contract

THIS AGREEMENT, made and entered into this 7th day of November, 1945,
between MARGARET AKIN, a spinster;

hereinafter called the "seller," and ROBERT J. CLIFFORD and RUTH J. CLIFFORD, his
wife,

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of the seller the following described real estate situate in King County, State of Washington, to-wit: That portion of block twelve (12), "Chittenden's" "Terrace Park" an Addition to King County, Wash., according to plat thereof recorded in volume 50 of plats, page 58, records of King County, Washington, described as follows:

Beginning at a point in the east line of the Northern Pacific Railroad Company's right of way 300 feet northwesterly from the south line of said block 12; thence northwesterly along said right of way 60 feet; thence east parallel with the south line of said block 12 to the inner harbor line; thence southerly along said harbor line to a point due east of point of beginning; thence west parallel with the south line of said block 12 to point of beginning; (Being known as lots seven (7) and south 10 feet of lot eight (8), of an unrecorded subdivision of said block 12)

Subject to easement as contained in instrument under Auditor's file No. 2466836; and

Subject to easement as contained in instrument under Auditor's file No. 2466837; and

Subject to easement as contained in instrument under Auditor's file No. 2732160; and

Subject to the right granted to the public in the dedication of the plat to make all necessary slopes for cuts or fills; and

Subject to restrictions running with the land, constructive notice of which is given from deeds to lots in Chittenden's Terrace Park Addition, other than described above, as follows:

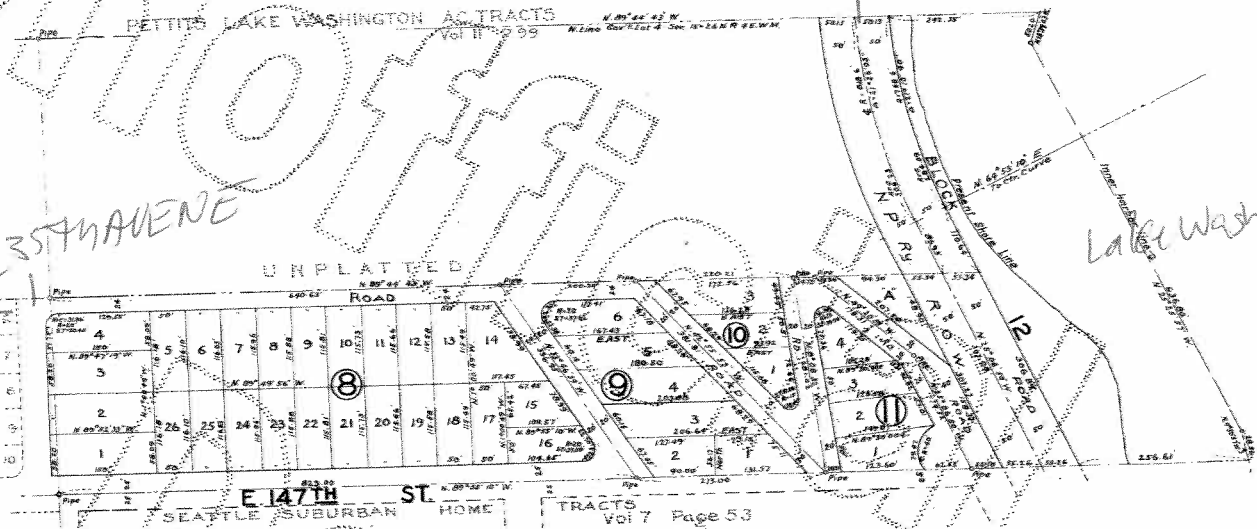
"No person except of the Caucasian race shall ever be permitted to own or occupy said premises or reside thereon, except in the capacity of a domestic servant. No business of any kind shall be permitted to be carried on upon said premises and no buildings shall be erected for business purposes, except upon lots fronting Victory Way and East 145th Street. No buildings except single detached dwelling house with private garage shall be erected upon any lot in said Addition, except those lots fronting Victory Way, East 145th Street and East 150th Street, and not more than one house shall be placed upon any single lot. All residences west of Victory Way shall be placed at least 20 feet back from the front property line. Plans must be approved by one or more of the owners or their representatives. All buildings must be painted."

"CHITTENDEN'S" "TERRACE PARK" AN ADDITION TO KING COUNTY, WASH.

Lake Forest Park

NOT RECORDED

NE 148th St



DESCRIPTION

This plat of Chittenden's Terrace Park covers and includes that portion of the S.E. 1/4 of the S.E. 1/4 of Sec. 16, Tp. 26 N., R. 4 E., W.M., lying west of Victory Highway, except county roads; that portion of the S.E. 1/4 of the S.E. 1/4 of Sec. 16, Tp. 26 N., R. 4 E., W.M., beginning at a point on the east section line of said section 16, 650 feet north of the southeast corner of section 16, thence north on said east section line to a point 373.23 feet south of the N.E. corner of the S.E. 1/4 of S.E. 1/4 of Section 16 aforesaid; thence running west parallel with the south section line to the center of Victory Way, thence running southerly on the center line of said Victory Way to a point 630 feet north of the south section line of said section 16; thence running east parallel with south section line of said section 16 to the place of beginning, excepting and reserving therefrom the right of way for the highway known as Victory Way and the W. of Government Lot 4, Section 15, Tp. 26 N., R. 4 E., W.M., together with adjacent shore lands of the Second class, excepting therefrom that part of the N. 373.23 feet lying west of the N.P. Ry. R.O.W., excepting said R.O.W. and all public highways. All dimensions are as shown upon the face of the plat in feet.

Not Sec 16 - its sects

Examined and approved this 17th day of May, A.D. 1927.
 By: Thomas D. Hunt, Deputy.
 Don. H. Evans, County Engineer

DEDICATION

Know all men by these presents that we, Clyde C. Chittenden, Grace G. Chittenden and Ida L. Chittenden, by our attorney in fact, Clyde C. Chittenden, do hereby declare that we do hereby dedicate this plat, and dedicate to the use of the public forever all the streets and avenues shown hereon, and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts or fills upon the lots shown upon this plat in the reasonable original grading of the streets and avenues hereon.

In witness whereof we have hereunto set our hands and seals this 6th day of May A.D. 1927.
 Clyde C. Chittenden
 Grace G. Chittenden
 Ida L. Chittenden
 By: Clyde C. Chittenden
 Attorney in fact.

Examined and approved this 17th day of May, A.D. 1927.
 Frank H. Paul, Chairman Board of County Commissioners.
 Attest: C.F. Gage, Deputy Clerk of Board of County Commissioners.

ACKNOWLEDGMENT

State of Washington) S S
 County of King) This is to certify that on this 6th day of May, 1927, before the undersigned, a Notary Public, personally appeared Clyde C. Chittenden, for himself, and as attorney in fact for Ida L. Chittenden, a spinster, and Grace G. Chittenden, his wife, known to me to be the persons who executed the foregoing dedication and acknowledged said dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal the day and year first above written.

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



2352523

Filed for record at the request of King County Engineer, May 17th A.D. 1927, at 8 o'clock P.M., and recorded in Volume 30 of Plats, pages 37-38, records of King County, Washington.

Thomas H. Gardner, Deputy County Auditor



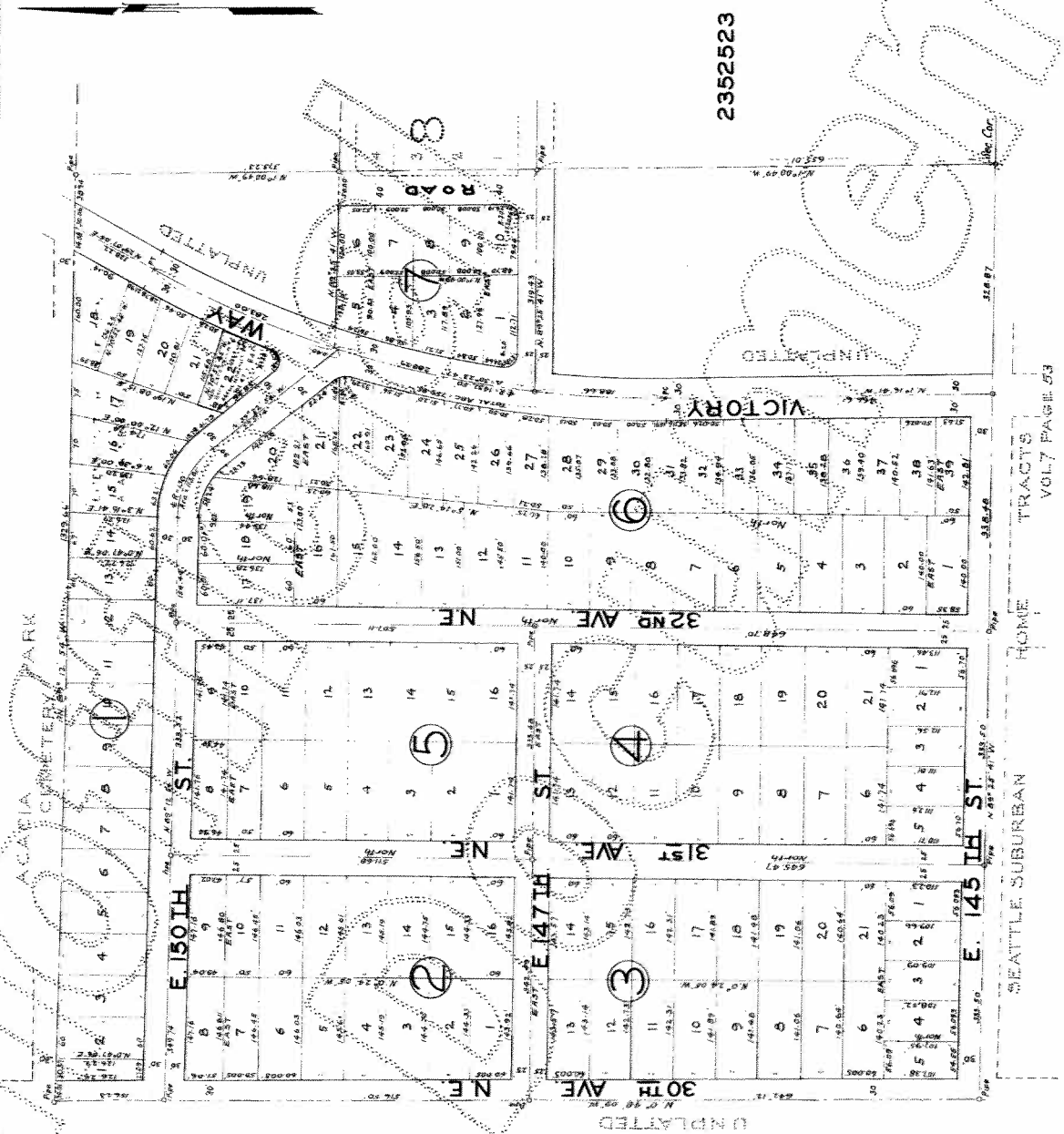
We hereby certify that the plat of Chittenden's Terrace Park is based upon an actual survey and subdivision of section 15 and section 16, Tp. 26 N., R. 4 E., W.M., that the bearings are in correct relation to each other, the distances correctly shown thereon, and the lot and block corners staked on the ground.
 Morford & Mowry, Civil Engineers.
 By: C. E. Morford

Thomas H. Gardner, Draftsman.

"CHITTENDEN'S" TERRACE PARK AN ADDITION TO KING COUNTY, WASH.

Merrill & Mearns Civil Engineers

Scale 1 inch = 100 feet



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TRACTS
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SEATTLE SUBURBAN

HOME

UNPLATTED

UNPLATTED

UNPLATTED