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 from 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 Addition to King County, Wash., according to plat thereof recorded in volume 30 of plats, page 33, records of King County, Washington, described as follows:

Beginning at a point in the east line of the Southern Pacific Railroad Company’s right of way 500 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 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) 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 No. 246636; and

Subject to easement as contained in instrument under Auditor's No. 246637; and

Subject to easement as contained in instrument under Auditor's No. 2783160; 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 14th 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 14th Street and East 15th 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 30 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."