

SW 152116 m

All shore lands of the second class in front of and abutting on the heretofore described land, All subject to county road, subject to an easement as follows:

Easement granted to the Puget Sound Power & Light Company, a corporation, to construct, erect operate and maintain an electric transmission line consisting of wooden poles and to place thereon wires, etc., over all the roadways, streets and alleys shown upon the unrecorded plat of Enatai, recorded January 23, 1922, in Volume 1160 of Deeds at Page 410, under Auditor's File No. 1584656. This easement affects the Northeasterly 30 feet of the property under consideration.

This conveyance is made pursuant to a contract made on the 27th day of May, 1921, between W. W. Herron, as vendor and M. M. Mossman, as purchaser, and title is conveyed subject to taxes and assessments levied since that date; also subject to any charges or encumbrances placed thereon by or through the said M. M. Mossman.

The said property is a portion of the property composed in the said Enatai Waterfront Addition above mentioned, and is laid out and sold according to a building scheme subject to the conditions, restrictions and covenants herein as well for the benefit of the other lots of the Vendor and all other purchasers of the property comprised in said addition, as also for the benefit of the grantee, and the grantee covenants with the Vendor to observe, perform, fulfill and be bound by the following stipulations, restrictions, reservations, conditions and covenants;

a. The grantee shall not before the first day of January, 1944 build on the said lot any building other than one private dwelling house, with the necessary outbuildings.

b. No building of any kind shall be erected within ten feet of the side lines of said lot.

No building of any kind shall be erected within one hundred twenty-five (125) feet of the present shoreline of Lake Washington on any lot in Block One (1) or Two (2), nor within thirty (30) feet of any road or avenue in the balance of the blocks. No outbuildings shall be build within one hundred seventy-five (175) feet of the present shoreline of Lake Washington in Block One (1) and Two (2), nor within seventy-five (75) feet of any road or avenue upon which said lots front. No privy sink, vault or dry closet shall be permitted upon said lot, and all toilet fixtures shall be connected with a septic tank which shall be covered with at least three (3) feet of earth and shall not be located within ten (10) feet of any road or adjoining property line.

c. No placards or advertising of any kind shall be erected, exposed or maintained upon said lot or any building thereon.

d. No swine, cows, cattle, asses, goats, sheep, horses or poultry shall be kept within seventy-five (75) feet of the front line of said lot.

The Vendor shall embody in all contracts for sale and in the conveyances of all other property made by the vendor in the said Addition the like restrictions, reservations, conditions and covenants as are set forth above; Provided however, that the Vendor shall have the right to waive the building restrictions so as to permit of the erection of a Club House and Watertower.

→ No person of African, Japanese, Chinese or of any Mongolian descent shall be allowed to purchase, own or lease said real property or any part thereof.

Situated in the County of King, State of Washington.

Dated August 3rd, A. D. 1926.

Signed in presence of \_\_\_\_\_  
State of Washington, ) ss  
County of King

Arthur M. Hansen  
Amanda M. Hansen

THIS IS TO CERTIFY, That on this 3rd day of August, A. D. 1926, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, came personally Arthur M. Hansen and Amanda M. Hansen, his wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their 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.