

WASHINGTON
TITLE INSURANCE
COMPANY

3241021

Form L-3

Statutory Warranty Deed

THE GRANTOR S, HARVEY T. KENT and EDYTHE KENT, his wife

for and in consideration of Ten (\$ 10.00) in hand paid, conveys and warrants to LEN E. SCHAFFER and

ESTELLA M. SCHAFFER, his wife

the following described real estate, situate in the County of KING Washington State of

West half of the North half of the Southwest quarter of the Southeast quarter of the Southeast quarter of section twenty-two (22) township twenty-three (23) North, Range Four (4) East W.M.

The grantees agree that neither they, nor their heirs, personal representatives or assigns, shall ever rent to, sell to, or allow said premises to be occupied by any person of the Ethiopian, Malay, or any Asiatic Race, excepting only employees in the domestic service of persons qualified hereunder as occupants and users and residing on the premises

This deed is executed pursuant to a real estate contract by and between the grantors herein as sellers and the grantees herein as purchasers, which said contract was recorded with the Auditor of King County, Washington, under Auditor's File No. 3215178, and is subject to all the terms and conditions of said contract, and to all taxes, assessments and other encumbrances



Dated this 18th day of May, A. D. 1942

Edythe Kent (Seal)

Harvey T. Kent (Seal)

STATE OF WASHINGTON

County of KING

On this day personally appeared before me HARVEY T. KENT and EDYTHE KENT his wife

to me known to be the individual S described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Under my hand and official seal this 18 day of May, 1942.



Ward C. Anderson
Notary Public in and for the State of Washington,
residing at Seattle, Washington

ESTELLA'S ADDITION

IN SE 1/4 SE 1/4 SEC. 22 T 23- 4

SCALE 1/16"=100 FT.

DESCRIPTION

THIS PLAT OF ESTELLA'S ADDITION COVERS AND INCLUDES THE NW 1/4 OF SW 1/4 OF SE 1/4 OF SEC. 22, TWP. 23N. R 4 E. W. M. AND THE FOLLOWING DESCRIBED PORTION OF TRACTS 113 AND 113A AND VACATED STREET ADJACENT THERETO IN THE PLAT OF SUNNYDALE GARDENS DIV. No. 1 RECORDED IN VOL. 25 OF PLATS PAGE 50, BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 113A AND RUNNING THENCE S 78° 23' 11" E ALONG THE NORTH LINE THEREOF 161.84 FT. THENCE S 58° 54' 43" E 40.82 FT. THENCE N 05° 17' E 39.30 FT. TO A POINT 30 FT. SOUTHERLY FROM THE NORTH LINE OF SAID TRACT 113, THENCE S 88° 33' 03" E PARALLEL TO SAID NORTH LINE 113.93 FT. THENCE S 0° 51' 03" W 134.85 FT. TO THE SOUTH LINE OF SAID TRACT 113A, THENCE N 88° 34' 46" W ALONG SAID SOUTH LINE 328.98 FT. TO THE SOUTHWEST CORNER THEREOF, THENCE N 1° 05' 29" E 144.47 FT. TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED LEONARD E. SCHAFER AND ESTELLA M. SCHAFER, HIS WIFE, OWNERS IN FEE SIMPLE AND PUGET SOUND SAVINGS AND LOAN ASSOCIATION, MORTGAGEE OF PORTION OF LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR 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, BLOCKS OR TRACTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 6 DAY OF OCTOBER A. D. 1942.

PUGET SOUND SAVINGS AND LOAN ASSOCIATION

T. M. DONAHOE
PRESIDENT
R. A. McBEAN
ASSISTANT SECRETARY

LEONARD E. SCHAFER
ESTELLA M. SCHAFER

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 6 DAY OF OCTOBER A. D. 1942 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED LEONARD E. SCHAFER AND ESTELLA M. SCHAFER TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND WHO 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 FIRST ABOVE WRITTEN.

N. C. ANDERSON
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.



RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY, 6000 SQUARE FEET FOR RESIDENCE USE ACCORDING TO KING COUNTY RESOLUTION No. 6494 AS NOW IN FORCE OR AS AMENDED HEREAFTER. ALL LOTS IN THIS PLAT ARE RESTRICTED TO R1 RESIDENCE DISTRICT USE.

SEE VOL. 2052 DEEDS PAGE 161 FOR RESTRICTIONS AS TO RACE OCCUPANCY.

I HEREBY CERTIFY THAT THIS PLAT OF ESTELLA'S ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUB-DIVISION OF SEC. 22, T23N., R 4 E. W. M. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND THE REGULATIONS GOVERNING PLATTING.

JOSEPH C. MAYER
CERTIFICATE No. 1322
RENEWAL No. E-227
DATE 1-1-1922



I HEREBY CERTIFY THAT THE WITHIN PLAT OF ESTELLA'S ADDITION IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 20TH DAY OF OCTOBER A. D. 1942.

C. S. HARLEY CHAIRMAN
OTWAY PARDEE SECRETARY
DON S. JOHNSON
PLANNING ENGINEER & EXECUTIVE OFFICER

3272188

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 21 DAY OF OCTOBER A. D. 1942 AT 45 MINUTES PAST 11 A. M. AND RECORDED IN VOL. 38 OF PLATS, PAGE 50 RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS
KING COUNTY AUDITOR
BY M. J. R. WILLIAMS
DEPUTY

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 6 DAY OF OCTOBER A. D. 1942 PERSONALLY APPEARED T. M. DONAHOE AND R. A. McBEAN TO ME KNOWN TO BE PRESIDENT AND SECRETARY RESPECTIVELY OF PUGET SOUND SAVINGS AND LOAN ASSOCIATION WHICH EXECUTED THE FOREGOING DEDICATION 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 AND ON OATH STATED THAT THEY WERE AUTHORIZED BY SAID CORPORATION TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

ELLA C. JOHNSON
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.



EXAMINED AND APPROVED THIS 13TH DAY OF OCTOBER A. D. 1942.

J. R. HEATH
KING COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 19TH DAY OF OCTOBER A. D. 1942.

TOM SMITH
CHAIRMAN BOARD OF KING COUNTY COMMISSIONERS

ATTEST ELMER H. KENNEDY
CLERK BOARD OF KING COUNTY COMMISSIONERS

