Statutory Warranty Deed

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

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

STEELA N. SCHAFFER, his wife

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

State of Washington:

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 heretunder as co-owners and lessees and residing on the premises.

This deed is executed pursuant to a real estate contract by and between the grantees 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. 375178, and is subject to all the terms and conditions of said contract, and to all taxes, assessments and other encumbrances.

Date of Sale: May 12, 1942

Day of May

A.D. 1942

EDYTHE KENT

(SEAL)

HARVEY T. KENT

(SEAL)

STATE OF WASHINGTON

KING County

(Signed)

Notary Public in and for the State of Washington

Notary Public in and for the State of Washington

Issuing a true and faithful certificate.

Notary Public in and for the State of Washington

Issuing a true and faithful certificate.

Notary Public in and for the State of Washington

Issuing a true and faithful certificate.
ESTELLA’S ADDITION
IN SE 1/4 SE 1/4
SEC. 22 T 23 N
SCALE 1 IN = 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, T 23 N, R 15 W, and the following described portion of tracts 11A and 11B and vacated street adjacent hereto on the plat of Sunnyside Gardens: On plat 1, Volume 25 of Plats, page 50, beginning at the southeast corner of said tract 11A and running thence S 35° 21' E 450 feet, thence N 35° 21' W 450 feet, thence E 350 feet, thence W 350 feet, thence N 35° 21' E 450 feet, thence S 35° 21' W 450 feet, thence E 350 feet, thence N 35° 21' E 450 feet along said south line 328.88 feet to the southwest corner thereof, thence N 29° 47' E 44.47 feet to the point of beginning.

DEDICATION

Know all men by these presents, that we the undersigned, Leonard E. Schaffer and Estella M. Schaffer, his wife, owners in fee simple and Pugent Sound Savings and Loan Association, mortgagee of portion of land hereby platted, do hereby dedicate this plat and dedicate the public forever all streets and avenues shown hereon on the use thereof for all public purposes not inconsistent with the use hereof for public highways purposes. Also the right to make all necessary slopes for gutters or curbs 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 8th day of October, A.D. 1942.

PUGENT SOUND SAVINGS AND LOAN ASSOCIATION
Leonard E. Schaffer
President
Estella M. Schaffer
Secretary

ACKNOWLEDGMENT

State of Washington

This is to certify that on this 8th day of October A.D. 1942 before me, the undersigned, a notary public person, personally appeared Leonard E. Schaffer and Estella M. Schaffer to me known to be the persons described in and 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 thereon 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

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 dimensions or any portion of this plat shall be less than the area required for the use described on this plat, namely, 100 square feet for residence use according to King County Resolution No. 6944 as now in force or as amended hereafter. All lots in this plat are restricted to residential district use.

See Vol. 2028 Deeds page 16 for restrictions as to business occupancy.

I hereby certify that this plat of Estella’s Addition is based upon an actual survey and subdivision of Sec. 22, T 23 N, R 15 W. That the distances, courses and angles are shown therein 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

Examined and approved this 8th day of October, A.D. 1942.

J.R. Heath

Examined and approved this 8th day of October, A.D. 1942.

TOM SMITH

County Recorder of King County

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