

to

Chas. E. Abramson

Warranty Deed

The grantor, The Goodwin Company, a corporation, of Seattle, Washington, for and in consideration of ten and no/100 (\$10.00) dollars in hand paid, conveys and warrants to Chas. E. Abramson, of Seattle, Washington, the following described real estate situated in King County, Washington, to-wit:

Lot Seven (7), Block Six (6); Lots Eight (8) and Twenty-three (23), Block Seven (7); Lots One (1) and Thirty-seven (37), Block Sixteen (16); Lot Twenty-one (21) Block Twenty-one (21), all in Hawthorne Hills, an Addition to the City of Seattle.

This deed is made upon the following conditions which shall run with the land and be binding upon said grantee and his successors in interest until the first day of January, 1950, to-wit:

1. No building shall be erected on said lot or lots that shall cost less than \$, including dwelling and garage, nor that shall be considered by grantor to be objectionable or detrimental to adjacent property, nor until plans therefor shall have been approved by grantor. Nor shall any portion of such building excepting steps be erected between the street line of said lot and the line marked on the Plat as "building line," nor within five feet of any abutting lot, except that, in case a garage is built on the rear of said lot, said garage may be erected on the abutting lot line, and except that, on certain lots in said plat owing to their contour, garages may extend beyond the building line upon written approval by grantor; nor shall any building be erected on said lot or lots except single, detached, private dwelling houses and not more than one such dwelling house on any one lot; nor shall any building be permitted to stand in an unpainted condition. No outhouse for lavatory or privy purposes shall be erected or maintained on said lot or lots; such conveniences must be incorporated within, or as a part of, the building to which they appertain. No fence more than 3½ feet in height shall be erected or maintained on said lot or lots without the approval of grantor; nor shall any billboard or advertising sign of any kind be erected or maintained on said lot or lots or on any building thereon, except that grantee may erect and maintain "For Sale" signs while offering said lot or lots for sale, provided said signs shall not be more than 14x24 inches in size.

2. No poultry and no animals other than household pets (which shall include not more than two dogs to one household) shall be kept on said lot or lots.

3. Said lot or lots shall not be sold, conveyed, rented nor leased, in whole or in part, to any person not of the White race; nor shall any person not of the White race be permitted to occupy any portion of said lot or lots or of any building thereon, except a domestic servant actually employed by a White occupant of such building.

4. A breach of any of the foregoing conditions shall cause said realty to revert to the said grantor or its successor in interest, who shall have the right of immediate re-entry upon said realty in the event of any such breach and, as to the owner or owners of any lot or lots in the said plat, the foregoing conditions shall operate as covenants running with the land for the benefit of the lot or lots owned by said owner, and the breach of any such a covenant or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by said grantor or its successor or by any such owner or owners, but by no other person. (The term "owner" as used in this paragraph shall be deemed to include the bona fide owner or holder of any contract or agreement of sale for any lot or lots in the said plat as well as the owner of a legal title.) Provided, also, that a breach of any of the foregoing conditions or re-entry by reason of such breach shall not defeat or render invalid any lien, mortgage or deed of trust made in good faith and for value as to said realty or any part thereof, but, upon any sale under foreclosure of any mortgage or lien, the said conditions and each of them shall be binding upon and effective against any purchaser at such sale.

In witness whereof said corporation has caused this instrument to be executed by its proper officer

HAWTHORNE HILLS

AN ADDITION TO THE CITY OF SEATTLE



UNPLATTED
Scale 1 in = 100 feet
2480807

DESCRIPTION
This Plat of Hawthorne Hills embraces the following described property: All of the Northwest quarter of the Northeast quarter and that portion of the Northeast 1/4 of the Northeast quarter of Section 18 Township 25 North, Range 4 East W.M., lying west of the west boundary line of the tract described in the deed recorded in Vol. 374 of Deeds, page 342, Records of King County Washington and that portion of the South half of the Northeast quarter of said Section 18 lying North and West of the Right of Way of the Northern Pacific Railway Company (formerly of the Seattle and International Railway Co.) containing 33.50 Acres more or less Except tracts marked A, B, C, D, E, F, G & H on this plat.

I hereby certify that the above plat is based on an actual survey of the property described that the courses and distances shown hereon are correct; that the bearings are referred to City Datum; that monuments have been set and lot and block corners staked on the ground
PARKER AND HILL
By J. Curtis Parker

DEDICATION

Know all men that THE GOODWIN COMPANY, owner in fee, simple of the land hereby platted, and the H.K. DENT INVESTMENT COMPANY Mortgagees do hereby declare this plat and dedicate to the use of the public forever, all streets, avenues, alleys and park shown hereon, and the use thereof for all public purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all streets, avenues and alleys shown hereon. Building restrictions as shown.
In witness whereof we have hereunto set our hands and seals this 10th day of July A.D. 1928



THE GOODWIN COMPANY
By E. S. Goodwin President
By Paul Dean Secretary
H.K. DENT INVESTMENT COMPANY
By H. K. Dent President
By Rena Keiper Secretary

Filed for record at the request of City Engineer, this 28th day of Aug. 1928 at 32 minutes past 1 P.M. and recorded in Volume 32 of Plats Pages 1913 Records of King County Washington

By _____ Deputy
County Auditor
Thomas H. Conder, Draftsman.

ACKNOWLEDGEMENT

State of Wash. ss. This is to certify that on this 23 day of July 1928, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared E. S. Goodwin and Paul Dean, president and secretary, of the Goodwin Company and H. K. Dent and Rena Keiper, president and secretary of the H. K. Dent Investment Company, the corporations which executed the foregoing dedication and who acknowledged to me that they signed and sealed the same as their free and voluntary acts and deeds for the purposes therein mentioned, that they were authorized by said corporations to execute said instruments and the seals hereon affixed are the corporate seals of said corporations.
In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Harold A. Mayer
Notary Public in and for the State of Washington, residing at Seattle.



Examined and Approved this 13th day of Aug. 1928
W. D. Barkhoff
City Engineer

Approved by the Mayor and the City Council of the City of Seattle by Ordinance No. 55825 this 18 day of Aug. 1928

Attest H. W. Carroll
City Comptroller
by E. M. Street Deputy

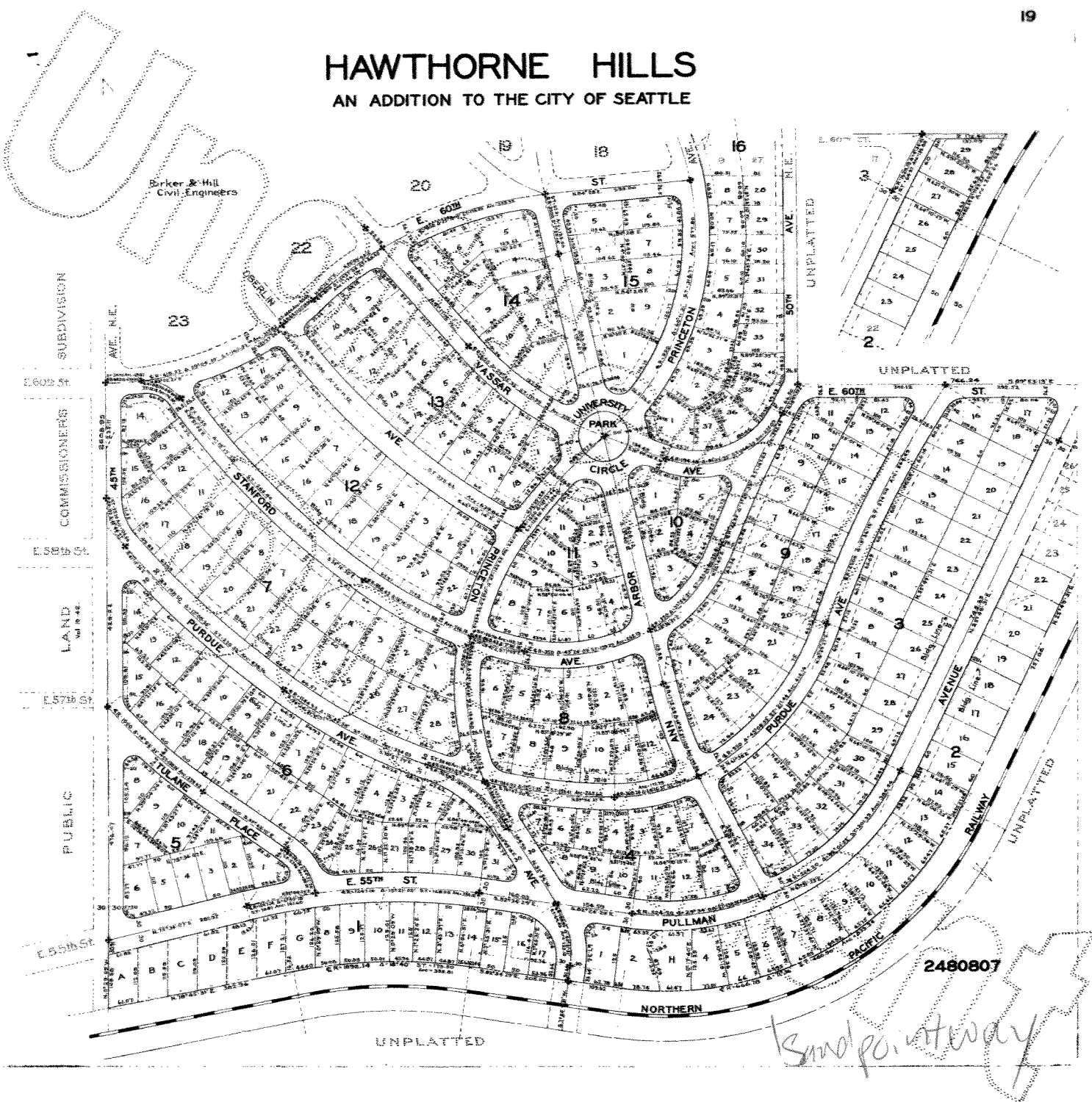


Frank Edwards
Mayor

HAWTHORNE HILLS

AN ADDITION TO THE CITY OF SEATTLE

Burker & Hill
Civil Engineers



SUBDIVISION

COMMISSIONER'S

LAND

PUBLIC

2480807

Small pointway