The grantors, WALTER H. KEMBREL and GRACE A. KEMBREL, his wife,
of the city of Seattle, county of King State of Washington,
for and in consideration of
THIRTY and NO/100 DOLLARS ($30.00) dollars,
to be paid, conveyed and warrant to
GERALD LEMON and DOROTHY H. LEMON, his wife,
the following described real estate, situate in the county of King state of Washington:
Lot 13, block 1, Hayes Park No. 2, according to plat thereof recorded in volume 38 of plats, page 6, records of said county.

Said property is subject to Right of the public to make all necessary slopes for cuts or fills; Building setback lines, utility easements, planting strips as shown on the face of the plat; Restrictions imposed on the face of the plat; and Declaration of Protective Restrictions and Easement recorded April 9, 1942, in volume 3042 of deeds, page 655, under auditor's file No. 3232645, records of said county.

Dated this 10th day of October, 1947.

WALTER H. KEMBREL

GRACE A. KEMBREL

STATE OF WASHINGTON
County of King
I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 10th day of October, 1947, personally appeared before me

WALTER H. KEMBREL and GRACE KEMBREL

I, the undersigned, having read and who executed the foregoing instrument, and acknowledged the same as their true and voluntary act and deed, for the use and support of the above named persons.

Date: October 10, 1947

WALTER H. KEMBREL and GRACE KEMBREL

Notary Public

[Signature]
(4) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the lots shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(5) No building, house, garage or outbuilding shall be used for any business, commercial or industrial purpose.

(6) No poultry or other than household pets (which shall include not more than two dogs per household) shall be kept on any of the said lots.

(7) No building, house, garage or outbuilding lot shall be sold, rented or 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 such lot or of any building therein, except in cases of servant actually employed by a white person in such building.

(8) No building or structure shall interfere with adjacent property.

(9) All buildings, trees, or shrubbery shall be planted and pruned so as not to encumber any property beyond the rear portion of the lot, the pat extend beyond the rear wall of the house excepting in front of the house shall be limited to fences, shrubbery, flower and other decorative growths.

(10) That any dwelling or structure erected or placed on any lot in the subdivision shall be completed as to external appearance including finished painting within 6 months from date of commencement of construction and shall be connected to public tank or public sewer.

(11) Until public sewers are available all garbage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of Public Health and the local authority.

(12) No building, nor any portion of any building, nor any structure, nor any other structure, shall be placed or maintained between the property boundary of East 56th Street and a line running parallel thereto and a distance of 10 feet southerly, therefrom and together with a ten (10) foot strip running along the east side of lots One (1) and Two (2), and the south side of lot Two (2), Block One. Said ten (10) foot