DECLARATION OF PROTECTIVE RESTRICTIONS:

Clarence F. Hughbanks, George A. Hughbanks, Jr., and
Clorinda A. Hughbanks, a widow, each owning a portion of
Hughbanks Acres, a plat recorded in volume No. of plat
page 85, records of King County, Washington, and the combined
ownership of each comprising all of said plat, by the execution
and recording of this instrument do hereby establish the following
protective restriction, condition and covenant upon and
subject to which all lots, or parts of lots, in said plat shall
hereafter be held, sold or conveyed by them or such owners, to-wit:
No person other than one of the white race shall be permitted
to occupy any portion of any lot in said plat or of any building
thereon, except a domestic servant actually employed by a
white occupant of such building. Every person who by deed
becomes grantee of any lot, tract or parcel of land in said
plat will be deemed to have accepted such deed and title to
the lands therein described subject to said restrictive covenant
and condition and same shall be binding upon their heirs,
executors, administrators, or assigns. This restrictive condi-
tion shall also be binding upon each and all tenants and
occupants of said land and premises.

STATE OF WASHINGTON,
COUNTY OF KING.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this
26th day of June, 1921, personally appeared before me
CLORINDA A. HUGHBANKS, a widow, and CLARENCE F. HUGHBANKS, his
to me known to be the individual described in and who executed the foregoing instrument, and acknowled-
ged that they signed and sealed the same as their free and voluntary act and deed, for the
uses and purposes therein mentioned.

Given under my hand and official seal the day and year above written.

No. 5. 1921.

Secretary Public in and for the State of Washington.
Notary Public in and for the State of Washington.
HUGHBANKS' ACRES

SCALE: 1" = 100 (A PORTION OF SW 1/4 OF SE 1/4 OF SEC. 16, TWP. 26 N., R. 4E, W. M., KING COUNTY, WASHINGTON)

H. W. RUTHERFORD
Engr.

DESCRIPTION
This plat of "Hughbanks' Acres" covers and includes all of the West Half of the Southeast Quarter of the Southwest Quarter of Section 16, Township Twenty-six, Range Four East of the Willamette Meridian, excepting therefrom County roads. All courses and dimensions are as shown upon the face of the plat.

DEDICATION
Know all men by these presents, that we, the undersigned, Clorinda A. Hughbanks, a widow, and Clara McHughbanks and George A. Hughbanks Jr., owners of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all the streets and avenues shown thereon and the use thereof for all public purposes nor inconsistent with the use shown for public highway purposes, also the right to make all necessary grades for cuts on fills upon the lots, blocks, tracts or parcels of land shown on this plat in the original reasonable grading of all the streets and avenues shown thereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this thirtieth day of May, A.D. 1938

Clorinda A. Hughbanks
Clarence E. McHughbanks
George A. Hughbanks Jr.

ACKNOWLEDGMENT
State of Washington
County of King

This is to certify that on this thirtieth day of May, A.D. 1938 before me, the undersigned, a notary public, personally appeared Clorinda A. Hughbanks, a widow, and Clara McHughbanks and George A. Hughbanks Jr., to me known to the person who executed the foregoing dedication and who acknowledged to me that the same are true and sealed the same in the presence of the person hereinafter named.

Witnesse my hand and official seal the day and year first above written.

C.H. W illustration

REstrictions
No lot, or portion of a lot of this plat, excepting those lots which may be hereafter restricted to business use, shall be divided and sold or rezoned, 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, 800 square feet for residence use, according to King County Resolution No. 6449, as now in force or as amended hereafter.

All lots in this plat are restricted to R-1, residence district use.


CERTIFICATE
I, H. W. Rutherford, certify that this plat of "Hughbanks' Acres" is based upon an actual survey and subdivision of Section 16, Township Twenty-six, Range Four East, King County, Washington, that the distances, courses and angles are shown correctly, that the improvements have been set out and block corners staked correctly on the ground, that I have complied with the provisions of the statutes and of the regulations governing platting.

H. W. Rutherford
Engineer

30479

EXAMINED AND APPROVED THIS 30th day of May, A.D. 1938

Clarence E. McHughbanks
Clorinda A. Hughbanks
George A. Hughbanks Jr.

EXAMINED AND APPROVED THIS 30th day of May, A.D. 1938

Joshua H. Vogel
Planning Engineer

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 30th DAY OF MAY, A.D. 1938, AT 2:30 MINUTES AFTER 2:00 P.M., AND RECORDED IN VOLUME 132 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, WASHINGTON.

E. A. Millikan

SEAL

SEAL