WARRANTY DEED.

The grantors, P. Penoff and Ruth J. Penoff, his wife, for and in consideration of the sum of $10.00, and other good and valuable consideration, convey and warrant to Frank A. Audley the following described real estate:

Beginning at the intersection of the northeasterly line of Sand Point Highway with the southeasterly line of the Northern Pacific Rly right of way, from which point the center of Section 34, Township 26 N., Range 4 E. W. M. bears north 69°11'44" west 334.03 feet; thence south 27°59'06" east along the said northeasterly line of Sand Point Highway 306.06 ft.; thence south 89°36'04" east 272.80 ft. to an intersection with a line parallel with and 240 feet northeasterly from (when measured at right angles to) the said northeasterly line of Sand Point Highway; thence south 27°59'04" east along said parallel line, 200.72 feet to a point of curve; thence southwesterly on a curve to the left with a radius of 655.37 ft.; said curve being concentric with and distant 240 feet from the said northeasterly line of Sand Point Highway, a distance of 420.153 ft. to a point of tangency; thence south 65°06'31" east parallel to said northeasterly line of Sand Point Highway, 166.12 ft. to a point of curve; thence on a curve to the right with a radius of 50 ft., a distance of 20.54 ft. to the true point of beginning; thence south 46°39' west 164.86 ft., thence south 43°19' east 46.78 ft. to a point 103.69 ft. northeasterly from (measured at right angles to) the said northeasterly line of Sand Point Highway; thence north 66°28'30" east 103.60 ft.; thence north 23°31'30" west 35.60 ft. to a point of curve; thence on a curve to the right with a radius of 920 ft. a distance of 35.92 ft.; thence on a curve to the left with a radius of 50 ft. a distance of 15.90 ft. to the true point of beginning; (All bearings are referred to a meridian from which the north and south center line of said section 34 bears north 0°33'00" west.) Being known as lot 7, Block 3, T. J. Matthews Lake Washington Addition, Division 1, according to the unrecorded plat thereof; King County, Washington.

This deed is given in fulfillment of the obligations of the grantors under the terms of that certain real estate contract dated June 24th, 1932 covering the within described property, and does not warrant against any liens or encumbrances incurred or accrued subsequent to the date of said contract.

This property is conveyed subject to the following covenants, conditions and restrictions, all of which shall run with the land herein described and shall bind the grantee, their successors, heirs, executors, administrators and assigns:
Permission is hereby given the grantee to build and erect temporary dwellings on said premises for a period of two years, at the end of which time same shall be removed and the dwellings shall conform to the specifications hereinafter set forth.

Only one single and detached dwelling, together with outbuilding, reasonable appurtenances thereto, such as barns, servants quarters, porches, or conservatory, shall be erected upon said property, which shall be improved only as an entire tract. Said dwelling shall cost not less than $2,000.00. Said improvements shall be kept painted and repaired and the grounds adjacent thereto shall be kept neat.

No building or any part thereof shall be erected on said property at a distance of less than 20 feet from the street line thereof nor within 5 feet from the side lines thereof.

Said property shall not be conveyed, sold, rented or otherwise disposed of, in whole or in part, to or be occupied by any person or persons except of a white race, except however, in the case of a servant actually employed by the lawful owner or occupant thereof.

Any breach of the foregoimg covenants or conditions, or any of them, shall have the effect of forfeiting the title to said property and hereon said title shall revert to the parties, their successors or assigns, subject, however, to the right of good faith first hereon then outstanding upon said property, provided, however, that this shall not be deemed a waiver of any of the restrictions contained in said deed, and that no conveyance of said property, or its or its assigns, security of or upon by foreclosure or otherwise, shall have the effect of the violation of any such restriction therein which to cure the same.

Dated this 22nd day of May, 1878.

STATES OF WASHINGTON
COUNTY OF KING.

On this day personally appeared J. J. Tanoff, his wife, known to be the principal witnesses in and who executed the within and foregoimg instrument, and declamed that they signed the same of their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 22nd day of May,

Earl Price

Notary Public in and for the State of Washington residing at Seattle.