

SPECIAL WARRANTY DEED

Vol 1994
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THE GRANTOR, SEATTLE TRUST AND SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Washington with its principal office at Seattle, for and in consideration of the sum of -- TEN AND NO/100 ----- (\$10.00) ----- Dollars, lawful money of the United States of America, in hand paid, does by these presents grant, bargain, sell, convey and confirm to -- MAUDE Z. DU BEAU ----- of -- Seattle, Washington, ----- and to her heirs and assigns, the following described real estate situated in the County of KING State of Washington, to-wit:

Lot Seventeen (17), Block Six (6), of Jardin El Norte, according to plat thereof recorded in Volume 31 of plats, pages 11 and 12, records of said county;

SUBJECT to the right of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat in the reasonable, original grading of all the streets, avenues, alleys and roadways shown thereon, as granted in the dedication of the plat; also

SUBJECT to exceptions and reservations as expressed in the deed from the State of Washington under which title is claimed, recorded under auditor's file No. 2378872, records of King County, Washington, wherein the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals and fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the state, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering, and

SUBJECT to all taxes, assessments and encumbrances becoming a lien subsequent to August 1st, 1932; also

SUBJECT to all restrictions, reservations, and covenants of record, if any.

This deed is given in fulfillment of that certain real estate contract dated August 1st, 1932, between Seattle Trust Company, a Washington Corporation, as seller, and Fran H. and Francis E. DuFeau, as purchasers, the interest of said purchasers having been fully assigned to grantee herein.

To have and to hold the said premises with the appurtenances unto the said Grantee and to her heirs and assigns forever;

And the Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said lands, premises and appurtenances.

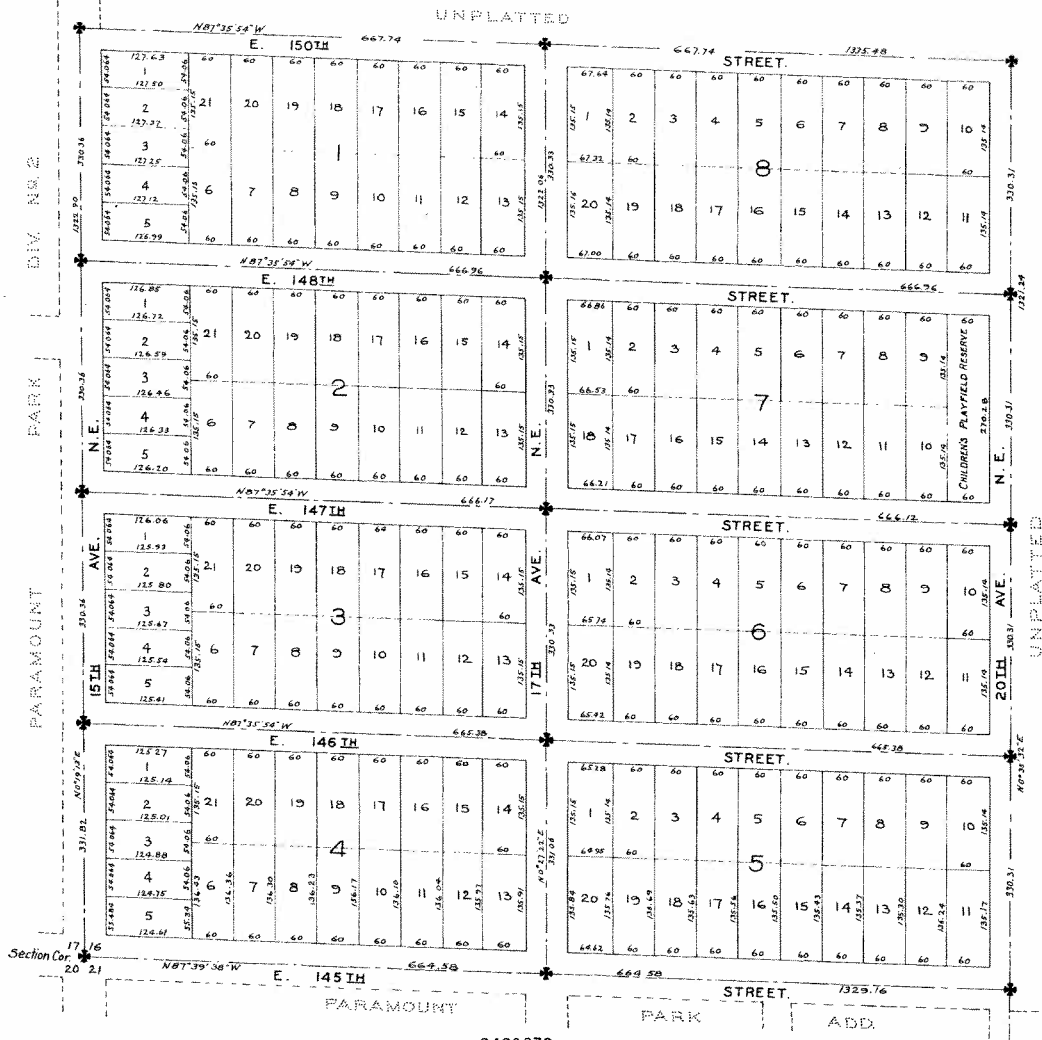
The following covenants and restrictions shall run with the lands in this deed described, and be binding upon the grantee, her heirs and assigns:

1. No part of said described premises shall be used or occupied by any person not of White or Caucasian Race.
2. The exterior of all improvements erected or placed upon said premises shall be painted or stained before being occupied, unless constructed of natural logs, and all dwellings shall be of such size as to cover a ground space of at least 20 x 24 feet, and the dwelling house shall not have a shed or shanty roof.

JARDIN EL NORTE

Clyde D Pike, Engineer.

Scale 1 inch = 100 feet



2420279

Filed for record at the request of the King County Engineer, Nov. 1st, A.D. 1927, at 2 1/2 minutes past 3 o'clock P.M. and recorded in Vol. 31... of Plats, pages 11, 12. Records of King County, Washington

* Indicates Concrete Monument.

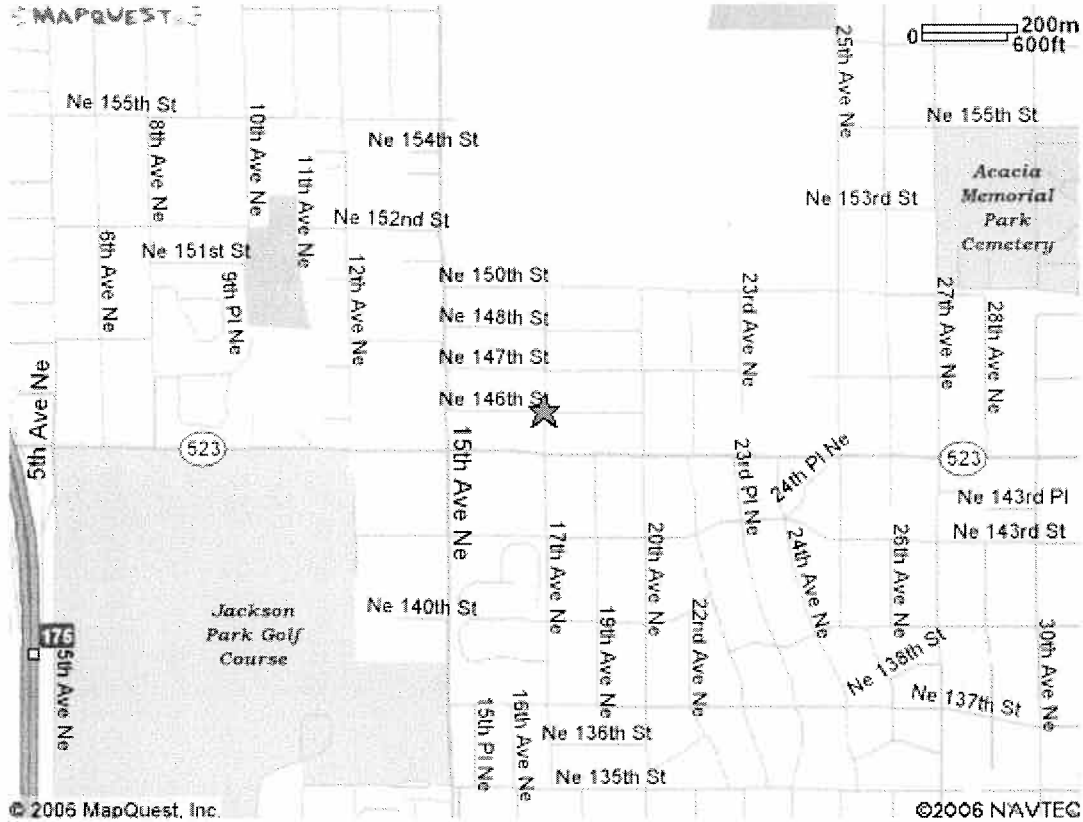
Thomas H. Carter,
Draftsman.

By Deputy County Auditor,

George R. Gaud
County Auditor



★ Ne 146th St & 17th Ave Ne
Seattle, WA 98155, US



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