Statutory Warranty Deed (Corporate Warranty Form)

The Grantor: Kensington Heights, Inc., a Washington corporation, for and in consideration of the sum of $10.00 (Ten Dollars) Dollars, in hand paid, conveys and warrants to Frank Guest, the Grantee, which true name is B. F. Guest, the following described real estate, situated in the County of King, State of Washington:

Lot 70 (Seventy) of Kensington Heights Addition, according to the replat thereof recorded in Volume 31 of Plats, Page 21, Records of the Auditor's Office, King County, Wash., with the appurtenances, subject to right of public to make necessary slopes in original grading of streets as granted in dedication of replat.

This conveyance is subject to the following restrictions and covenants which shall be binding upon the Grantee, his heirs, executors and assigns and run with the land:

That only a private dwelling costing not less than $1,250.00 may be erected on the within described land. That said land shall not be leased, sold or conveyed, used or occupied, to any one except a person of the Caucasian race.

In Witness Whereof, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this twenty-seventh day of April, A.D., 1931.

(K.H. Inc. Corp. Seal)

By A. J. Gilardi

State of Washington

County of King

On this twenty-eighth day of April, 1931 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared A. J. Gilardi, to me known to be the President of Kensington Heights, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

(C.R.W. Notarial Seal)

O. R. Wenzien
Notary Public in and for the State of Washington, residing at Seattle.

Filed for record at request of B. F. Guest, July 7, 1931, at 10 min. past 2 P.M.

George A. Grant, County Auditor

Antoinette Kruger (formerly Antoinette Newman), et vir

To

Gertrude Moore

Statutory Quit Claim Deed

The Grantors, Antoinette Kruger, formerly Antoinette Newman, Wm. Kruger, her husband, of King County, Washington, for and in consideration of Ten ($10.00) Dollars and other valuable considerations convey and quit-claim to Gertrude Moore, a married woman, as her separate property, all interest in the following described real estate, situated in the County of King, State of Washington:
KENSINGTON HEIGHTS
KING COUNTY WASHINGTON

DESCRIPTION
This is to certify that on the 23rd day of November A.D. 1926, before me, the undersigned a duly authorized officer, personally appeared A.J. Eldred, President, and David H. Jarvis, Secretary, respectively of Kensington Heights Inc., the corporation which executed the foregoing dedication and who acknowledge to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned, that they are authorized by said corporation to execute said instrument and that said hereinoffered is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year above written.

Robert F. Walling, Jr.,
Superintendent of Public Works for the City of Kirkland, Washington.

ACKNOWLEDGEMENT
State of Washington
County of King

This is to certify that on the 23rd day of November A.D. 1926, before me, the undersigned a duly authorized officer, personally appeared Laurence Livingstone, Secretary, and Frederick W. Kant, Attorney, and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned, that they are authorized by said corporation to execute said instrument and that said hereinoffered is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year above written.

Eugene W. Levy
Superintendent of Public Works for the City of Kirkland, Washington.

2289099
Filed for record at the request of the County Engineer on the 23rd day of November, A.D. 1927 at 4:30 p.m. and recorded in Vol. 23 at Page 50, records of King County, Washington.