

the State of Washington, duly commissioned and sworn, personally appeared Cassia K. Moritz, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

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

(V O S Notarial Seal)
(Com Ex Nov 7 1932)

V. O. Stringfellow
Notary Public in and for the State
of Washington, residing at Seattle.

Filed for record at request of Seattle Title Company Feb 7 1930 at 48 min past 11 A.M.
George A. Grant, County Auditor.

MLR 4-229

Minnie Weed Kelsey
To
Sam Olsen

Warranty Deed

Statutory Warranty Deed

The Grantor Minnie Weed Kelsey, a widow, for and in consideration of Ten (\$10.00) Dollars, in hand paid, conveys and warrants to Sam Olsen, the following described real estate, situated in the County of King, State of Washington:

That portion of tracts A, B and E, and of vacated alley between said tracts A and E of Kirkland Heights, an Addition to the Town of Kirkland, according to plat recorded in volume 19 of plats, page 32, records of said County, described as follows:

Beginning at the northwest corner of said tract B; thence along the north line of said tracts south 89° 39' 59" east 422.37 feet; thence south 0° 29' 01" west 71.50 feet; thence north 89° 39' 59" west 432.79 feet to the westerly line of said tract B; thence north 9° 34' 31" east 72.36 feet, more or less, to beginning, except Lake Avenue.

Together with an easement 12 feet in width, for ingress and egress over the westerly portion of parcel A adjoining.

Dated this 6th day of June, A.D.1929.

Minnie Weed Kelsey (Seal)

State of Washington)
County of King) ss

On this 6th day of June, A.D.1929, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Minnie Weed Kelsey, a widow, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

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

(J P M Notarial Seal)
(Com Ex Aug 16 1930)

J. P. Murphy
Notary Public in and for the State
of Washington, residing at Seattle.

1. No building shall be erected on said lot or lots that shall cost less than \$6000.00, including dwelling and garage, nor that shall be considered by grantor to be objectionable or detrimental to adjacent property, nor until plans therefor shall have been approved by grantor. Nor shall any portion of such building excepting steps be erected between the street line of said lot and the line marked on the Plat as "building line," nor within five feet of any abutting lot, except that, in case a garage is built on the rear of said lot, said garage may be erected on the abutting lot line, and except that, on certain lots in said plat owing to their contour, garages may extend beyond the building line upon written approval by grantor; nor shall any building be erected on said lot or lots except single, detached, private dwelling houses and not more than one such dwelling house on any one lot, nor shall any building be permitted to stand in an unpainted condition. No outhouses for lavatory or privy purposes shall be erected or maintained on said lot or lots; such conveniences must be incorporated within, or as a part of, the building to which they appertain. No fence more than 3 1/2 feet in height shall be erected or maintained on said lot or lots without the approval of grantor; nor shall any billboard or advertising sign of any kind be erected or maintained on said lot or lots or on any building thereon, except that grantee may erect and maintain "For Sale" signs while offering said lot or lots for sale, provided said signs shall not be more than 14x24 inches in size.

2. No poultry and no animals other than household pets (which shall include not more than two dogs to one household) shall be kept on said lot or lots.

3. Said lot or lots shall not be sold, conveyed, rented nor 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 said lot or lots or of any building thereon, except a domestic servant actually employed by a White occupant of such building.

4. A breach of any of the foregoing conditions shall cause said realty to revert to the said grantor or its successor in interests who shall have the right to immediate re-entry upon said realty in the event of any such breach and, as to the owner or owners of any lot or lots in the said plat, the foregoing conditions shall operate as covenants running with the land for the benefit of the lot or lots owned by said owner, and the breach of any such a covenant or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by said grantor or its successor or by any such owner or owners, but by no other person. (The term "owner" as used in this paragraph shall be deemed to include the bona fide owner or holder of any contract or agreement of sale for any lot or lots in the said plat as well as the owner of a legal title.) Provided, also, that a breach of any of the foregoing conditions or re-entry by reason of such breach shall not defeat or render invalid any lien, mortgage or deed of trust made in good faith and for value as to said realty or any part thereof, but, upon any sale under foreclosure of any mortgage or lien, the said conditions and each of them shall be binding upon and effective against any purchaser at such sale.

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 fourth day of February, 1930.

(The G Co Corp Seal)

The Goodwin Company,
By E. S. Goodwin, President.
By Paul Dean, Secretary.

State of Washington)
County of King) ss

On this fourth day of February, A.D. 1930, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared E.S. Goodwin and Paul Dean, to me known to be the President and Secretary, respectively, of The Goodwin Company, 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 they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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Kirkland

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