

To

Warranty Deed

Victor H. Steele

The Grantor, West Coast Land Co., a corporation duly organized and existing under and by virtue of the laws of the State of Washington, and duly authorized to do business in the State of Washington, for and in consideration of Ten (\$10.00) Dollars, in hand paid, convey and warrant to Victor H. Steele, a bachelor, the following described real estate:

Lot No. 10 in unrecorded part of Lake McDonald Water Front Tracts more particularly described as follows: Beginning 450 feet S. 0°38'35" E. and 30 feet S. 89°58'04" E. from the N.W. corner of section 20, township 23 north, range 6 E.W.M.. thence south 89°58'04" E. 644.50 feet thence south 4°25' W. 50.14 feet, thence north 89°53'04" west 640.08 feet, thence north 0°38'35" W. 50 feet to point of beginning, less all coal and mineral rights which are hereby reserved.

B.E. The sellers reserve the right to lay water mains on this property and to establish poles & wires for electric light and telephone service either personally or by agent or grantee.

This property is sold by the sellers and purchased by the buyers subject to the following provisions, agreements, covenants and restrictions which are binding upon and run in favor of the sellers and the buyers respectively, and their, and each of their heirs, executors, administrators, successors and assigns, to-wit:

Throughout the period extending from the 1st day of April, 1927, until and including the 31st day of March, 1957, the above described property, and no part thereof, shall be used for nor shall there be permitted thereon any public or commercial use of any nature or character whatsoever, no public or commercial amusement enterprise whatsoever, no public or commercial dancing, no restaurant, no auto park shall be conducted upon the said property, or any part thereof, no building or other structure for the storage of automobiles except for private use, and no public or commercial business for the repair of automobiles shall be conducted upon said property. No dock shall be built into Lake McDonald extending more than 20 feet from the above described property into Lake McDonald, no log booms or other obstructions of any kind shall ever be placed in Lake McDonald in front of this property or in any other part of Lake McDonald, but all parts of Lake McDonald now owned by the West Coast Land Co. shall be free at all times for boating and pleasure uses. Outside toilets must be at least 150 feet from the lake front.

→ This sale is also subject to the following restriction and covenant which is binding upon the buyers, their heirs, executors, successors and assigns, namely: that no part of the said property shall be used or occupied by any person of the Malay or of any Asiatic races or descendants, or the races commonly known as the Negro races or of their descendants, and the grantees, their heirs, executors, administrators, personal representatives or assigns shall not at any time throughout such period place any such person in the possession or occupancy of said property, or any part thereof, or permit said property or any part thereof to be used or occupied by any such person excepting only employees in the domestic service on the premises of persons qualified hereunder as occupants and owners and actually residing on the premises.

Situated in the County of King, State of Washington.

Dated this 2nd day of May, 1931.

In witness whereof, the Grantor, a corporation, has caused these presents to be subscribed by its President, and its corporate seal to be hereunto affixed and attested by its Secretary, the day and year first above written.

(W.C.L.Co. Corp. Seal)

West Coast Land Company

By R. S. Welch, Its President

Attest:

West Coast Land Company

By Minnie Welch, Its Secretary

State of Washington)
County of King)SS




[2296-2379] S 200th St
Seattle WA
98198 US

Notes:

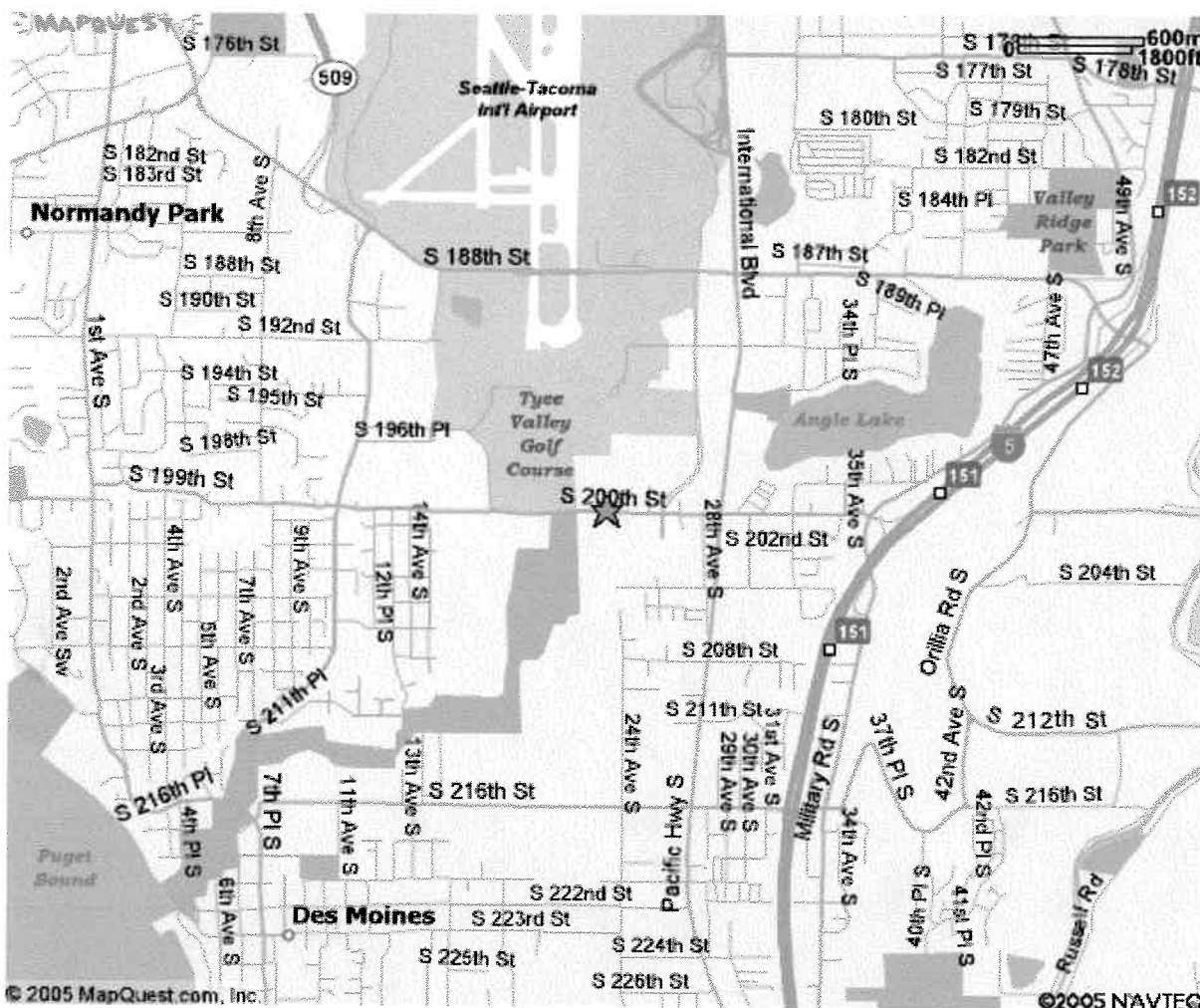
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