The grantor, The Goodwin Company, a corporation, of Seattle, Washington, for and in consideration of ten and no/100 ($10.00) dollars in hand paid, conveys and warrants to Seattle Trust Company, a corporation of the State of Washington, the following described real estate situate in King County, Washington:

Lot Fifteen (15), Block Seven (7), Lake Ridge, Division One.

This deed is made upon the following conditions which shall run with the land and be binding on said grantee and its successors in interest until the first day of January, 1950, to-wit:

1. No building shall be erected on said lot or lots that shall cost less than $10,000, 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 unainted condition. No outhouses for sanitary 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 3½ feet in height shall be erected or maintained on said lot or lots without the approval of grantor; nor shall any billboard advertising signs of any kind be erected or maintained on said lot or lots; nor 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 14×24 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 interest, who shall have the right of 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 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 plats.)

Lake Ridge
Deed 1580
D 168-169
4/25/1931
WARRANTY DEED

THE GRANTOR, The Goodwin Company, a corporation, of Seattle, Washington, for and in consideration of Ten and no/100 ($10.00) Dollars in hand paid, convey and warrants to Plymouth Collateral Co., a corporation, of Seattle, Washington, the following described estate situate in King County, Washington to-wit:

Lot Two (2), Block Forty (40), Lake Ridge Division B.

Excepting and Reserving therefrom an easement and right-of-way over and across a strip four feet wide parallel and abutting the southwesterly

foot of said realty for the erection, construction, maintenance and operation of pole lines, with the necessary cross-arms and wires, for the transmission of electrical energy, and for telephone and telegraph lines, together with the right of entry for the purpose of erecting, constructing, maintaining, repairing and operating the same, together with the further right of conveyance or lease of the whole or any portion of such easement and right-of-way and right-of-entry to any firm, corporation, municipal body, person or persons.

This Deed is made upon the following conditions which shall run with the land and be binding upon said grantee and its successors in interest until the first day of January, 1990, to-wit:

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 exceed 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 outhouse for lavatory or privy purposes shall be erected or maintained on said lot or lots; such conveniences must be incorporated within the building to which they appertain. No fences more than 3 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 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 14 x 24 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 or 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
STATE OF WASHINGTON
COUNTY OF KING
ON THIS 21st day of January, A.D. 1930, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared W. P. White, the parties of the first part, and Miller & Company, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Washington, the party of the second part, and E. B. Thomas & Company, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Washington, the party of the second part:

The parties of the first part, being Testing Bath, the party of the second part, and Miller & Company, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Washington, the party of the second part, all having made, this 21st day of January, A.D. 1930, an agreement in writing for the purchase and sale of certain real property situated in the City of Seattle, County of King, State of Washington, the consideration therefor being $10,000, and conditionally upon the non-payment of the purchase price within the specified time, the parties of the first part, being Testing Bath, the party of the second part, and Miller & Company, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Washington, the party of the second part, and E. B. Thomas & Company, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Washington, the party of the second part:

This instrument, and all the terms and conditions of the same, are hereby acknowledged by the party of the second part.

In witness whereof, the said party of the second part has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 21st day of January, 1930.

By E. B. Thomas & Company, Inc.

By Miller & Company, Inc.

By Testing Bath

By W. P. White

By E. B. Thomas

By Testing Bath, the party of the second part.
LAKE RIDGE
DIVISION TWO
KING COUNTY WASHINGTON

DESCRIPTION

The plat of Lake Ridge, Sec. 2, King County, State of Washington, comprises the following described portion of
the Southwest quarter of Section 1, Township 23 North,
Range 4 E, W.

Beginning at the SE corner of the S.W. 1/4 of Section 1,
T. 23 N., R. 4 E., W.M.,

traverse 176.65' N. 54° 37' 15" W. along the East side of said S.W. 1/4,

then traverse 296.66' W. 32° 50' 16" N. along the North side of said S.W. 1/4,

thereafter traverse 386.20' in a point on a curve; whose Tangent at said point bears 51° 42' 38" W.

on said curve to the left having a radius of 100.00 ft.
on an arc distance of 96.42 ft.,

3.1755' W. 24° 16' 41"

3.2272' E. 49° 24' 46"

3.1740' E. 36° 51' 48"

3.1725' W. 24° 44' 54"

3.2213' E. 36° 54"

3.9342' N. 25° 15' 12"

3.8614' E. 30° 55' 24" along the South side of said S.W. 1/4 to point of beginning.

I hereby certify that this plat is based on an actual survey of the property described, that the courses and
distances shown herein are correct, that monuments
have been set and lot and block corners staked on
the ground.

PARKER & HILL
By: W. R. Hill,............

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