The Grantee, SOUTH SEATTLE LAND COMPANY, a Washington Corporation, for and
in consideration of Ten and no/100 Dollars ($10.00), in hand paid, conveys and
warrants to O. E. CUMMINGS & SARA CUMMINGS, his wife, the following described
real estate, situated in the County of King, State of Washington:

Beginning at the intersection of the north boundary of the south \( \frac{1}{2} \) of Section 5,
township 23 North, range 4 East W.M., with the westerly margin of 8th Avenue South as
established by the County Commissioners of King County, Washington; and running thence
along the said northerly boundary, north 59°50'12" west 436.00 feet; thence parallel
to the westerly margin south 0°55'57" east 30.00 feet to the true point of beginning
of this description; thence continuing south 0°55'57" east 145.05 feet; thence north
59°50'12" west 565.97 feet to the northeasterly margin of the city of Seattle Pipe Line
right of way; thence along the said northeasterly margin north 25°29'41" west 106.86 feet;
thence south 59°50'12" east 645.76 feet to the true point of beginning. AND Beginning at
the intersection of the north boundary of the southern \( \frac{1}{2} \) of Section 5, township 23 north,
range 4 East W.M., with the westerly margin of 8th Avenue South as established by the
County Commissioners of King County, Washington; and running thence along the northerly
boundary north 59°50'12" west 436.00 feet; thence parallel to the said westerly margin
south 0°55'57" east 175.05 feet to the true point of beginning of this description; thence
continuing south 0°55'57" east 125.02 feet; thence north 59°50'12" west 487.80 feet to the
northeasterly margin of the City of Seattle Pipe Line right of way; thence along the
said northeasterly margin north 25°29'41" west 113.40 feet and north 25°29'41" west
25.54 feet; thence south 59°50'12" east 688.87 feet to the true point of beginning. AND
Beginning at the intersection of the north boundary of the southern \( \frac{1}{2} \) of Section 5,
township 23 north, range 4 East W.M., with the westerly margin of 8th Avenue South as
established by the County Commissioners of King County, Washington; and running thence
along the said northerly boundary north 59°50'12" west 436.00 feet; thence parallel
to the said westerly margin south 0°55'57" east 500.06 feet to the true point of beginning
of this description; thence continuing south 0°55'57" east 100.02 feet; thence north
59°50'12" west 422.96 feet to the northeasterly margin of the City of Seattle Pipe Line
right of way; thence along the said northeasterly margin, North 59°54'56" west 120.26 feet;
thence south 59°50'12" east 497.86 feet to the true point of beginning.

SUBJECT TO any unpaid charges for installation of water service and for water, electric
light, power or sewer service furnished to said premises by a city, town or district.

SUBJECT TO Easement for electric transmission line granted by instrument dated March 10,
1939, recorded March 11, 1939, in volume 1854 of deeds, page 564, under auditor's file
#5088489, records of said county, together with the right to cut brush and trees on
adjacent property which, in the opinion of the grantee, constitute a menace or danger
to the line, and the right to enter adjacent property for the purpose of making repairs
to the line.

This conveyance is made expressly subject to and under the following restrictions and
conditions, to wit: (a) The Grantee, his heirs, personal representatives or assigns, will
not erect or maintain, or permit to be erected or maintained, any dwelling of the value
of less than Fifteen Hundred and no/100 ($1500.00), nor shall any portion of such
dwelling house be erected or maintained on any part of said premises within Twenty
(20) feet of the line of any street, PROVIDED, the foregoing restrictions shall not apply to
the type and exterior design and intended location of said dwelling as has first been
approved by South Seattle Land Company, in writing. (b) No part of said property shall
ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and
the grantee, his heirs, personal representatives or assigns, shall never place any
such person in the possession or occupancy of said property, or any part thereof, nor
permit the said property, or any part thereof, ever to be used or occupied by any such
person excepting only employees in the domestic service on the premises of persons qualified
heretofore as occupants and users and residing on the premises.

Purchaser understands that the street which abuts the above described property and which
is known as 8th Avenue is in fact a pipe line right of way owned by the City of Seattle
and is subject to the exclusive dominion and control of said city. Grantee makes no
representations or warranties of any character regarding said right of way or the length
of time it may be continued to be used as a means of access to said property.
This Deed is given pursuant to and in fulfillment of a Real Estate Contract by and between grantor as vendor and grantee as vendee, dated May 12, 1942, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 12th day of May, 1942, and there are excepted from the warranties hereof any and all taxes and assessments payable after the 12th day of May, 1942, and any and all liabilities, liens and incumbrances created, limited or imposed upon the grantees or their predecessors, or successors, in interest (other than grantor) in the premises hereby conveyed, or any person claiming by, through or under said grantees or their predecessors, or successors, in interest (other than Grantor) therein.

Dated this 14th day of September, 1948.

SOUTH SEATTLE LAND COMPANY

[Signature]
President

[Signature]
Assistant Secretary

STATE OF WASHINGTON

County of King

On this 17 day of Sept., 1948, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared O. R. Linde and Edward T. Cheita to me known to be the President and Secretary, respectively, of South Seattle Land 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 are 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:

[Signature]
Notary Public in and for the State of Washington, residing in Seattle.
LEO DEL VISTA
SEC. 5, T. 23 N., R. 4 E., W.M.
JUNE 1954.
SCALE: 1 INCH = 100 FEET
JAMES M. Mc DUFFEE
REGISTERED LAND SURVEYOR

DESCRIPTION
Beginning at a point on the westerly margin of 8th Ave. Sec 6, T. 23 N., R. 4 E., W.M., thence southeasterly along the westerly line of the south end of Section 5, T. 23 N., R. 4 E., W.M., thence southwesterly along said north line, a distance of 456.00 ft. to the true point of beginning, thence S 5°55'52" E, a distance of 2,330.00 ft., thence S 49°51'12" E, 10,000 ft., thence S 5°55'52" W, 170.01 ft., thence N 89°50'17" W, 200.00 ft., thence N 0°55'51" W, 100.02 ft., thence N 9°50'12" E, 281.28 ft., thence N 33°34'56" S, 113.40 ft., thence N 29°29'41" W, 153.56 ft., thence S 89°50'12" E, 642.27 ft. to the true point of beginning.

DEDICATION
Know All Men By These Presents, that we the undersigned, owners in fee simple of the land hereby platted hereby declare this plat and dedicate hereby the same to the public forever for streets, avenues, and alleys, shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highways, public parks, public cemeteries, public streets, avenues, and alleys shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highways, public parks, public cemeteries, public streets, avenues, and alleys shown hereon.

ACKNOWLEDGEMENT
State Of Washington, ss
County Of King
This is to certify that on this 19 day of June A.D. 1954, before me, a Notary Public, personally appeared GE Cummins and Sara A Cummins, his wife, to me known to be the individuals who executed the above dedication, and each acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

REQUIREMENTS
No lot or portion of a lot in this plat shall be divided and sold or resold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the area shown on the face of this plat. All lots in this plat are restricted to R-1 Residential District use governed by and subject to restrictions, rules, and regulations of the King County Zoning Resolution No. 11373 and subsequent changes thereto by the King County Resolution. Approval of septic tank installation, in accordance with specifications of the King County Health Department, is required for properties that are approved. The installation will require the installation of a 750-gallon septic tank and 150 linear feet of drain tile. Subject also to restrictions in deed recorded under auditors file no 389999.

ACKNOWLEDGEMENT
State Of Washington, ss
County Of King
This is to certify that on this 19th day of June A.D. 1954, before me, a Notary Public, personally appeared GE Cummins and Sara A Cummins, his wife, to me known to be the President and Secretary respectively of Modern Development & Co., the corporation that executed the foregoing dedication, and each acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned, and that the said corporation authorized the execution of the said instrument, and that the seal affixed is the corporate seal of the said corporation.

NOTARY PUBLIC: I have hereunto set my hand and affixed my official seal the day and year first above mentioned.

[Signature]
Notary Public in and for the State of Washington, residing in Seattle.