WARRANTY DEED

THE GRANTOR, SOUTHWEST LANE COMPANY, a Washington corporation, for and in consideration of Ten Dollars ($10.00), in hand paid, conveys and warrants to

IDA F. HENLETT and ELINA F. HENLETT, his wife, the following described real estate, situated in the County of King, State of Washington:

Beginning at a point on the North line of Section 27, Township 13 North, Range 4 East, T.W. distant North 89°56'43" feet, 505.06 feet from the North line of said Section 27, and running thence South 0°18'50" East, 280.00 feet to the true point of beginning; thence continuing South 0°18'50" East, 100.00 feet; thence North 89°56'43" West, 851.26 feet to the northwesterly margin of the Military Road; thence along the said northerly margin, North 44°19'50" West, 159.28 feet; thence South 89°56'43" East, 340.21 feet to the true point of beginning.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor as vendor and grantees as vendees, dated May 24, 1941, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 22nd day of May, 1941; and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the date of sale and any and all liabilities, liens, and encumbrances created, permitted or imposed by the grantees or their predecessors in interest (other than the grantor) in the premises hereby conveyed, or any person claiming by, through or under said grantees or their predecessors in interest (other than the grantor) therein.

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 on the value of less than Fifteen Hundred Dollars ($1500.00) nor shall any portion of such dwelling house be erected or maintained on any part of the premises within Forty (40) feet of the line of any street, PROVIDED, the foregoing restrictions shall not apply if the type and exterior design and intended location of said dwelling have been approved by South Seattle Lane Company. (b) No part of said property shall ever be used or occupied by any person of the representatives or assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit the sale, 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 residing in said property. (c) Grantees, his heirs, personal representatives or assigns, will use this property for residential purposes only.

Dated this 24th day of July, 1941.

SOUTH SEATTLE LANE COMPANY

By:

By:

Secretary

[Handwritten signatures]
LOWE'S TERRACE
(IN S.W.1/4 AND N.W.1/4 OF SEC. 27, TWP. 23N., R. 4E.W.M.)

DESCRIPTION

THIS PLAT OF "LOWE'S TERRACE" COVERS AND INCLUDES THE FOLLOWING PORTIONS OF THE SOUTHWEST QUARTER (SW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-THREE (23), NORTH, RANGE FOUR (4) EAST, M.W.T.

BEGINNING AT ONE QUARTER CORNER ON THE WEST BOUNDARY OF SAID SECTION AND RUNNING THEREFROM IN A STRAIGHT LINE TO THE WEST BOUNDARY OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION, 1530.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION (THENCE NORTH 50 DEGREES 44 MINUTES 45.03 SECONDS WEST 600 FEET, THENCE SOUTH 50 DEGREES 44 MINUTES 45.03 SECONDS EAST 600 FEET, THENCE SOUTH 50 DEGREES 44 MINUTES 45.03 SECONDS WEST 400 FEET, THENCE SOUTH 50 DEGREES 44 MINUTES 45.03 SECONDS EAST 400 FEET TO THE SOUTHWEST CORNER OF LAND HEREIN DESCRIBED CONVEYED TO KING COUNTY FOR RIGHT OF WAY FOR SOUTH 8TH STREET THEREAFTER BUSINESS TO THE SOUTH LINE OF SAID SOUTH 8TH STREET AS ABUTTED TO THE PUBLIC HIGHWAY.

THENCE SOUTH 0 DEGREES 46 MINUTES 24 SECONDS EAST 110 FEET TO THE NORTH 8TH STREET IN SAID 23RD TOWNSHIP AND RANGE 0 DEGREES 46 MINUTES 24 SECONDS WEST 110 FEET TO THE NORTH 8TH STREET IN SAID 23RD TOWNSHIP.

THENCE SOUTH 12 DEGREES 20 MINUTES 50 SECONDS WEST ALONG THE NORTH 8TH STREET IN SAID 23RD TOWNSHIP 640 FEET TO THE TRUE POINT OF BEGINNING.

ALL COURSES AND DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SOUTH SEATTLE LAND COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, WITHIN THE CF, OF THIS PLAT AND DESCRIBED TO THE USE OF THE PUBLIC FOREVER AS ALL STREETS AND AVENUES SHOWN THEREIN. ANOTHER USE, THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE EFFECTS OF THIS ACT FOR PUBLIC HIGHWAY PURPOSES, ALONG WITH THE STREET, AVENUE, ROAD, AND THE LOTS AND LACES SHOWN HEREBY AND STREETS, AVENUES, ROAD, AND LOTS AND LACES SHOWN HEREBY AND THE PEACEABLE USE AND ENJOYMENT OF THE CORPORATION AS WAS CONVEYED TO THE SAME.

SOUTH SEATTLE LAND COMPANY

JOHN A. HUIZERN

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF KING


IN WITNESS WHEREOF, I HAVE HEREBY SET MY HANDS AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

E. BENHO

CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "LOWE'S TERRACE" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 23 N., RANGE 4 E., M.W.T., THAT THE DISTANCES AND COURSES SHOWN ARE CORRECT, THAT THE MONUMENTS HAVE BEEN SET AND THAT THE CORNER CORRECTLY PLACED ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND THE REGULATIONS GOVERNING PLATING.

H. W. RUTHERFORD

CERTIFIED BY SAID OFFICIALS

APPROVED: APRIL 25, 1943

RESTRICTIONS

NO LOT OR PORTION OF LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNED SHARED OR TRANSFERRED WHERE THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED BY THE USE OF THAT PART OF THE PLAT WHICH IS APPLICABLE TO ANY SUCH LOT

M E. MILLER

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HANDS AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

E. BENHO

SIGNATURES OF OFFICIALS

EXAMINED AND APPROVED BY ME THIS 25TH DAY OF MAY, A.D. 1943.

DON S. JOHNSON

CLAY ALLEN

VICE CHAIRMAN

SECRETARY

PLANNING COMMISSION

EXAMINED AND APPROVED THIS 25TH DAY OF MAY, A.D. 1943.

TOM SMITH

FRANK HUMPHREY

CHIEF ENGINEER

CITY OF SEATTLE

FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION THIS 25TH DAY OF MAY, A.D. 1943, AT 10 MINUTES PAST 5 O’CLOCK, AND RECORDED IN VOLUME 83 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON.
S 170th St & 35th Ave S
Seattle, WA 98188, US

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