STATE OF WASHINGTON  
COUNTY OF KING 

THIS IS TO CERTIFY that on the 28th day of February, A.D. 1927, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Ed T. Fredrich and Marie Fredrich, his wife, to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Carl E. Croson  
Notary Public in and for the State of Washington, residing in Seattle.

Filed for record at request of Bayley, Croson & Innis, Feb. 7, 1930 at 1:31 min past 1 P.M.

George A. Grant, County Auditor

Atlas Securities Company

To

Hilma Eidesvik (formerly Hilma Westberg)

WARRANTY DEED

THE GRANTOR, Atlas Securities Company, a Washington corporation, for and in consideration of Ten dollars and no/100 ($10.00) Dollars and other valuable consideration, in hand paid, conveys and warrants to Hilma Eidesvik, formerly Hilma Westberg, the following described real estate, situated in the County of King, State of Washington:

Lot One (1), Block Eleven (11), Magnolia Manor, an addition to the City of Seattle.

This deed is given in partial fulfillment of a contract dated June 16, 1928, between Atlas Securities Company and Hilma Westberg, and is the subject to all taxes, assessments, liens, or encumbrances since June 16, 1928 excepting the 1928 taxes.

The vendee agrees to take the property herein described subject to the following restrictions, which shall be deemed covenants running with the land, and shall also be conditions subsequent, which said restrictions and covenants shall be effective until January 1, 1958:

1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with such dwelling house, and said premises shall be used only for private residence purposes, unless zoned by City of Seattle for other purposes.

2. No such dwelling house shall be erected or maintained which shall cost at prevailing market prices, including a reasonable architect’s fee, less than $30,000.00.

3. No chicken or other fowl, or animals, except individual household pets, shall at any time be kept or maintained upon said property.

4. No person or persons of Asiatic, African or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property, or any building thereon; except domestic servant or servants may be actually and in good faith employed by white occupants of such premises.
S. No dwelling house, nor any part thereof, other than an open, uncovered porch or an uncovered veranda, or an open terrace, or steps, or the usual cornices and architectural details, shall be nearer to any street margin than the lines designated upon the said plat as "Building Limits."

S. Any garage built in a terrace shall have a flat roof.

Upon the violation of any of the foregoing restrictions by the title holder, or the officers, agents, devisees, grantees or assigns, of the title holder, the entire estate in the herein described property shall revert to the Atlas Securities Company, its successors or assigns.

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 23rd day of January, A.D. 1930.

(A.S,Co.Corp.Seal)

 Atlas Securities Company
 By F. K. Dent Vice President
 By V. M. Dent Secretary

STATE OF WASHINGTON ) SS
COUNTY OF KING

ON THIS 29th day of Jan., A.D. 1930, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared F. K. Dent and V. M. Dent, to me known to be the Vice President and Secretary, respectively, of Atlas Securities 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.

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

(F. O. Notarial Seal)

(Com.Ex.Wr.21,1931 )

Frank Oleson
Notary Public in and for the State of Washington, residing at Seattle, Washington.

Filed for record at request of J. J. Mc Gillicuddy, Feb. 7, 1930 at 74 min past 1 E M

George A. Grant, County Auditor

William Kiley, et ux
To
John Capelli

STATUTORY WARRANTY DEED

THE GRANTORS, William Kiley and Kathrine Kiley, his wife, for and in consideration of Ten ($10.00) Dollars, in hand paid, convey and warrant to John Capelli, the following described real estate, situated in the City of King, State of Washington:

All of Lot Nine (9) and the West Fifteen (15) feet of Lot Ten (10), Block One (1), Bradner's Addition to the City of Seattle.

Subject to a mortgage of $650.00, in favor of the Seattle Savings and Loan Association, with an unpaid balance of $474.47 payable at the rate of $15.00 per month including interest at 7% per annum which mortgage the purchaser agrees to assum.

DATED this 6th day of February, A.D. 1930.

William Kiley
Kathrine Kiley

STATE OF WASHINGTON ) SS
MAGNOLIA MANOR
AN ADDITION TO THE CITY OF SEATTLE

DESCRIPTION

This plot of MAGNOLIA MANOR embraces all of the N.E. 1/4 of the S.W. 1/4 of Section 14, Twp. 25 N. R. 3 E., W.M., except the following described parcel:

Parcel A. The west 238.00 feet thereof lie on the south 204.00 feet, then south 204.00 feet, then N. 89° 29' 02" W. 128.00 feet, then E. 128.00 feet, then S. 89° 29' 02" W. 204.00 feet, then N. 89° 29' 02" E. 238.00 feet to the point of beginning.

DEDICATION

Know all men by these presents that the Alico Securities Company, a corporation, owners in fee simple of the land hereby platted, does hereby dedicate the plot and dedicate the use of the public forever of streets, avenues and alleys shown herein and the use thereof for any and all public purposes, not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks, shown on this plat in the reasonable original grading of all streets, avenues or alleys shown herein.

In witness whereof we have hereunto set our hands and seals this first day of June A.D. 1928.

Alico Securities Company, by: T.K. Davis
Vice President
Herman Koval
Secretary

ACKNOWLEDGMENT

State of Washington
County of King

This is to certify that on this First day of June, A.D. 1928, before me, the undersigned, a Notary Public, personally appeared T.K. Davis, to me known to be the Vice-President and Herman Koval to me known to be the Secretary of the Alico Securities Company, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein contained and on oath stated that they were authorized to execute said instrument and that the seal affixed to the corporate seal of said corporation

In witness whereof I have hereunto set my hand and seal this day and year first above written.

Frank O. Olson
Notary Public in and for the State of Washington, residing in Seattle.

247/993

Examined and approved by me
this 1st day of June A.D. 1928.

W.O. Moore
City Engineer

Approved by the Mayor and City Council
of the City of Seattle by Ord. No. 55304
this 31st day of June, A.D. 1928.

Frank Edwards
Mayor

Filed for record at the request of the
City Engineer this 31st day of June, A.D. 1928, at 9:32 a.m. and recorded in 59 of plat. Volume 877, page 12, records of King County, Washington.

Thomas A. Conner
Deputy

Draftsman.