

Signed in presence of

1150-487

Marie Fredrich

Ed T. Fredrich

STATE OF WASHINGTON

) SS

COUNTY OF KING

THIS IS TO CERTIFY that on this 26th 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.
(U.E.C. Notarial Seal) Carl E. Croson
(Com.Ex.Nov.23,1929) Notary Public in and for the State of Washington, residing at Seattle.

Filed for record at request of Bayley, Croson & Innis, Feb. 7, 1930 at 31 min past 1 P M
GOJ George A. Grant, County Auditor

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2586086

Atlas Securities Company

Warranty Deed

To

Hilma Eidesvick (formerly Hilma Westberg)

STATUTORY WARRANTY DEED

(Corporate Form)

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

Lot One (1), Block Eleven (11), Magnolia Manor, City of Seattle.

This deed is given in partial fulfillment of real estate contract dated June 16, 1928, between Atlas Securities Company and Hilma Westberg, and is the same subject to all taxes, assessments, liens, or encumbrance 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 \$3,000.00.

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.

5. 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."

6. 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)
COUNTY OF KING) SS

ON THIS 29 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 hereto affixed the day and year in this certificate above written.

(F. O. Notarial Seal)

Frank Oleson

(Com.Ex.Mar.21,1931)

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 34 min past 1 P M

GOJ

George A. Grant, County Auditor

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86091

William Kiely, et ux

To

Warranty Deed

John Capelli

STATUTORY WARRANTY DEED

THE GRANTORS, William Kiely and Kathrine Kiely, 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 County of King, State of Washington:

All of Lot Nine (9) and the West Fifteen (15) feet of Lot Ten (10), Block One (1), Bradners 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 \$13.00 per month including interest at 7% per annum; which mortgage the purchaser agrees to assume.

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

William Kiely

(Seal)

Kathrine Kiely

(Seal)

STATE OF WASHINGTON)
SS

MAGNOLIA MANOR

AN ADDITION TO THE CITY OF SEATTLE

Reitze-Storey & Duffy, Inc.
Engineers.

DESCRIPTION

This plat of MAGNOLIA MANOR embraces all of the N.E. ¼ of the S.W. ¼ of Section 14, Twp. 25 N. R. 3 E., W. M., except the following described parcels:

Parcel A. The west 23.00 feet thereof less the south 294.00 feet.
Parcel B. Beginning at the S.W. corner of the said subdivision, thence on the west line thereof N.0°12'-09" E. 294.00 feet, thence N.89°51'-09" E. 165.00 feet, thence S.0°12'-09" W. 109.00 feet, thence N.89°51'-09" E. 182.64 feet to a point on the arc of a curve to the right, thence with a radius of 272.50 feet following the arc of said curve in a southerly direction a distance of 73.51 feet to a point of tangency, thence on said tangent S.0°12'-09" W. 112.31 feet to the south line of the said subdivision, thence on said line S.89°51'-09" W. 357.50 feet to the point of beginning.

DEDICATION

Know all men by these presents that the Atlas Securities Company, a corporation, owners in fee simple of the land hereby platted, does hereby declare this plat and dedicate to the use of the public forever all streets, avenues and alleys shown hereon 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 or blocks shown on this plat in the reasonable original grading of all streets, avenues or alleys shown hereon. In witness whereof we have hereunto set our hands and seals this first day of June A.D. 1928.

Atlas Securities Company.
by: E. K. Dent, Vice President
Herman Kalvog, Secretary



ACKNOWLEDGMENT

State of Washington }
County of King } S.S.

This is to certify that on this first day of June A.D. 1928 before me the undersigned, a Notary Public, personally appeared E.K. Dent, to me known to be the Vice-President and Herman Kalvog, to me known to be the Secretary of the 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 said instrument and that the seal affixed is the corporate seal of said corporation.

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

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



2471993

Examined and approved by me
this 6th day of June, A.D. 1928.

W. C. Morse
City Engineer.

Approved by the Mayor and City Council
of the City of Seattle by Ord. No. 55504
this 13th day of June, A.D. 1928.

Attest: H. W. Carroll
City Clerk,
by E. M. Street
Deputy



Filed for record at the request of the
City Engineer this 26th day of June
A.D. 1928 at 46 minutes past 9 o'clock
A.M. and recorded in 10132 of plats
pages 7 & records of King County,
Washington.

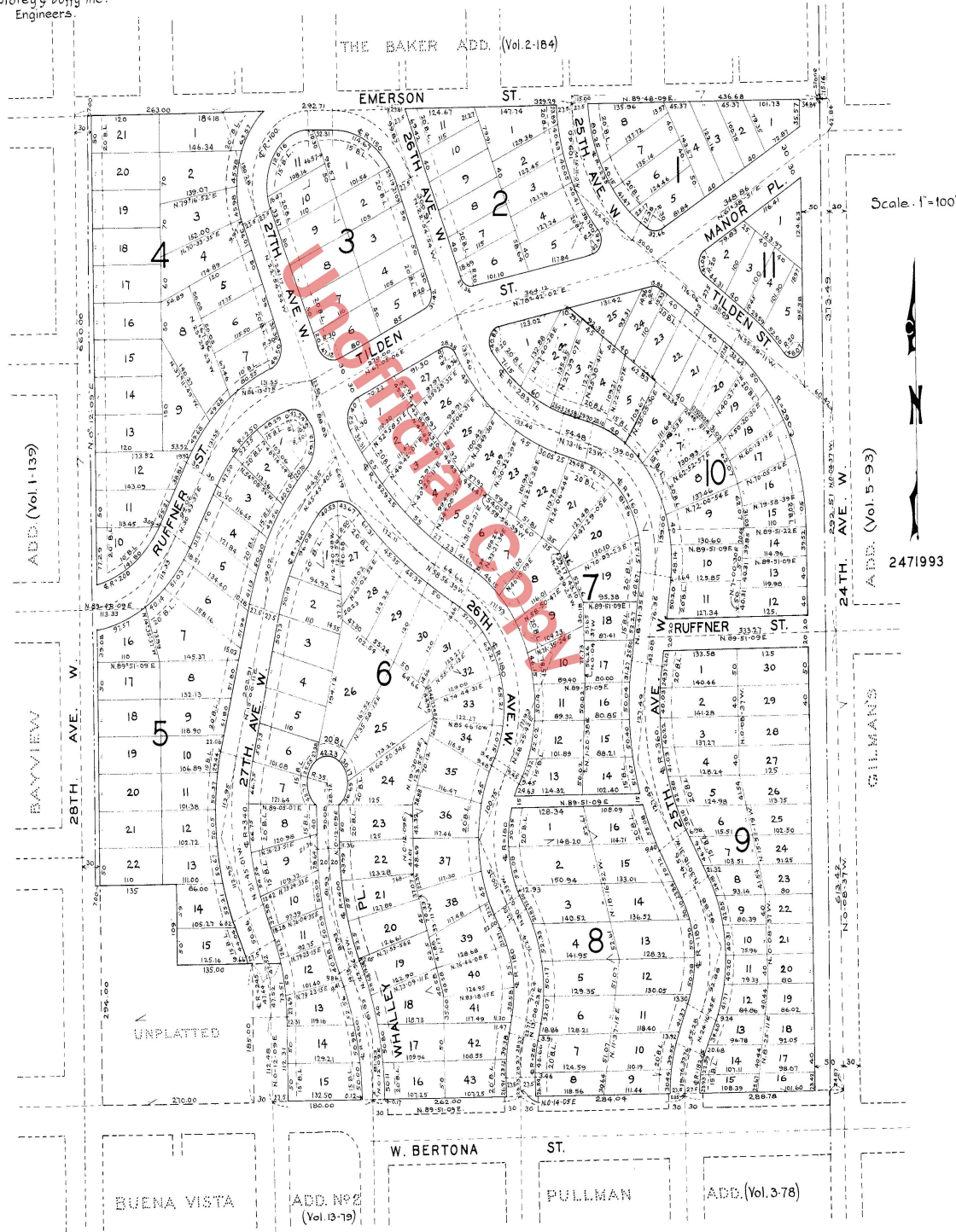
George A. Hauck
Co. Auditor.
by _____
Deputy.

Thomas H. Carder,
Draftsman.

MAGNOLIA MANOR

AN ADDITION TO THE CITY OF SEATTLE

Reitze, Storey & Duffy, Inc.
Engineers



LEGEND:
 B.L. = Building Limit
 C.R. = Center Line Radius.