

MLR H111

George A. Grant, County Auditor.

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42 Flora Bernice Smith

To

Warranty Deed

John Foster

This Indenture, made this 27th day of March in the year of our Lord one thousand nine hundred and twenty-eight between Flora Bernice Smith, an unmarried woman, party of the first part, and John Foster, party of the second part;

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars of the United States, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns, the following described tract, lot, or parcel of land, situate, lying, and being in the County of King, State of Washington, and particularly bounded and described as follows, to-wit:

Lot One (1), Block Four (4), Magnolia View Addition Division No. 2, to the City of Seattle.

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.

2. No such dwelling house shall be erected or maintained which shall cost, at prevailing market prices, less than \$5,000.00; and the erection of no such house upon said property shall be commenced prior to December 31, 1932, until after plans therefor have been approved by an architect employed by the vendor at its expense.

3. No chickens 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 house or part thereof, or other structure, shall be constructed or maintained upon said premises nearer to the front street margin than the line described upon the plat as "building limit."

Upon the violation of any of the foregoing restrictions by the vendee, or the officers, agents, devisees, grantees or assignees, of the vendee, the entire estate in the herein described property shall revert to the grantor herein, its successors or assigns.

The vendor further excepts from this warranty

1. All liabilities arising or created against the property by the vendee, or those claiming under vendee from and after date hereof.

2. All taxes, assessments, levies and charges which shall be made upon or against the same, which said taxes, assessments, levies and charges the vendee assumes and agrees to pay.

Together, with the appurtenances, to have and to hold the said premises, with the appurtenances, unto said party of the second part, and to his heirs and assigns forever.

And the said party of the first part, for said party and for her heirs, executors, and administrators, does by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants, arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim, by, through or

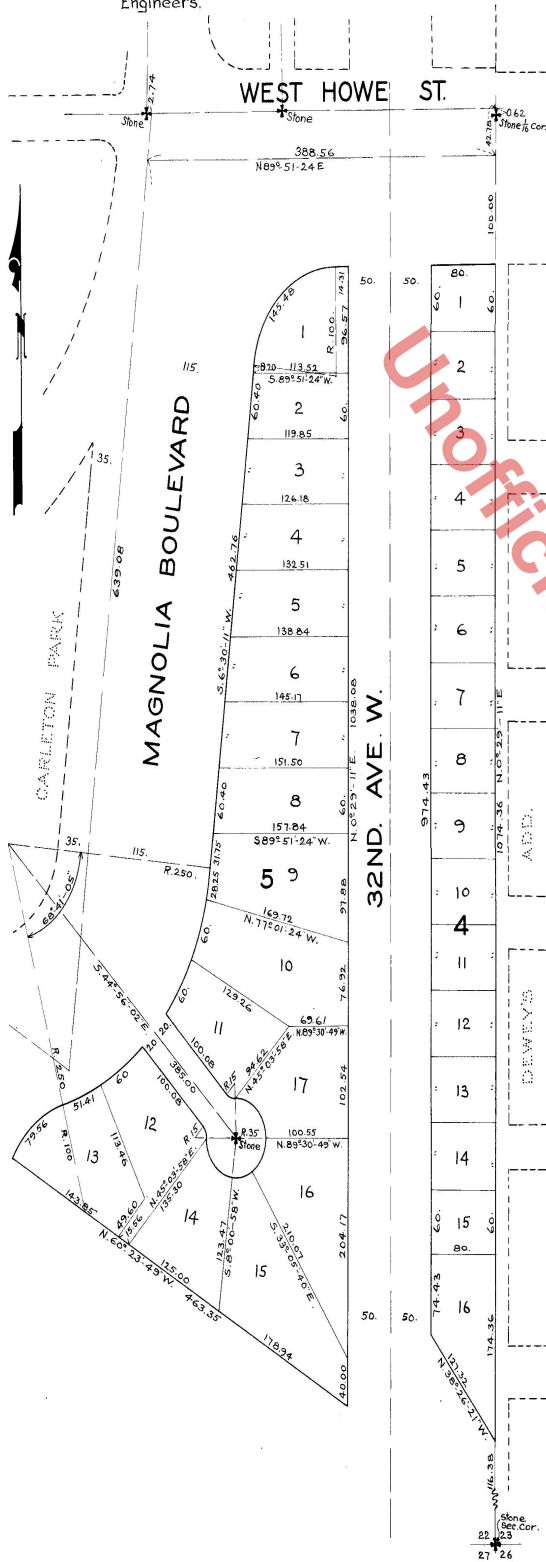
MAGNOLIA VIEW ADD.

-DIVISION NO. 2 -

TO THE CITY OF SEATTLE.

Reitze-Storey & Duffy - Inc.
Engineers.

Scale: 1"=80'



DESCRIPTION

This plot of Magnolia View Addition - Division No. 2 to the City of Seattle embraces all of that portion of Government Lot 4, Section 22, Twp. 25 N. R. 3 E. W. M., lying East of Magnolia Boulevard and North of the southwesterly margin of Magnolia Boulevard (as laid out on the southwesterly side of Block 65 in the Addition of Carleton Park) produced southeasterly to the West line of 32nd. Ave. W, as condemned by Ordinance No. 32897, and north of line beginning at a point on the East line of Government Lot 4, Section 22, Twp. 25 N. R. 3 E. W. M., North 0°25'11" East a distance of 116.38 feet from the Southeast corner of said Government Lot 4 and running North 38°26'21" West to the East line of 32nd. Ave. W, as established by Ordinance No. 32897.

DEDICATION

Know all men by these presents that we J.W.Clise by Chas.F.Clise his attorney in fact, and Flora Bernice Smith by Chas.F.Clise her attorney in fact, owners in fee simple of the land hereby plotted, do hereby declare this plot and dedicate to the use of the public forever all streets 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 shown hereon.

In witness whereof I have hereunto set my hand and seal this 9th day of March, A.D. 1928.

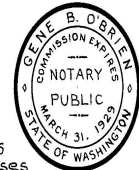
J.W. Clise by Chas. F. Clise his attorney in fact. Flora Bernice Smith by Chas. F. Clise her attorney in fact.

ACKNOWLEDGMENT

State of Washington)
County of King) s.s.
This is to certify that on this 9th day of March, A.D. 1928, before me, the undersigned, a Notary Public, personally appeared Chas. F. Clise, to me known to be the individual described in and who executed the within instrument as attorney in fact for J.W. Clise and Flora Bernice Smith, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed and as the free and voluntary act and deed of the said J.W. Clise and the said Flora Bernice Smith for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said J.W. Clise and the said Flora Bernice Smith are now living.

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

Gene B. O'Brien
Notary Public in and for the State
of Washington, residing at Seattle.



RESTRICTIONS

The property embraced in Lots 9 to 17 inclusive of Block 5 of this plat shall be used for private residence purposes only, and no building other than a single detached dwelling costing at least \$10,000.00 with appurtenant private garage shall be built on any one of the above mentioned lots.

Examined and approved by me this 19th day of March, A.D. 1928.

W. C. Morse
City Engineer.

Approved by the Mayor and City Council of the City of Seattle by Ordinance No. 54886 this 20 day of March, A.D. 1928.

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

Bertha K. Landes
Mayor.



2450143

Filed for record at the request of the City Engineer this 20th day of March, A.D. 1928 at 8 minutes past 4 o'clock P.M. and recorded in Volume 31 of Plats, page 41 records of King County, Washington.

by _____
Deputy

Thomas H. Corder
Draftsman.