Flora Berniee Smith

To

John Foster

Warranty Deed

This Indenture, made this 27th day of March in the year of our Lord one thousand nine hundred and twenty-eight between Flora Berniee 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 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 therefore 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 assigns, 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 whatsoever lawfully claiming or to claim, by, through or
MAGNOLIA VIEW ADD.
- DIVISION NO. 2 -
TO THE CITY OF SEATTLE.

DESCRIPTION

This plat of Magnolia View Add. Division No. 2, to the City of Seattle embraces all of that portion of Government Lot 4, Section 22, Twp. 25 N., R. 35 E., lying East of Magnolia Boulevard and North of the southeasterly margin of Magnolia Boulevard (as laid out on the southeasterly side of Block 65 in the Addition of Cortland Park) produced southeasterly to the west line of 32nd Ave. W., as condemn-
ed by Ordinance No. 32,887, and north of line beginning at a point on the East line of Government Lot 4, Section 22, Twp. 25 N., R. 35 E., North of 0.04 East a distance of 115.30 feet from the Southeast corner of said Government Lot 4 and running North 38° 24' 22" west to the East line of 32nd Ave. W., as est-
ablished by Ordinance No. 32,887.

DEDICATION

Know all men by these presents that we, J.W. Close by Chas. F. Close his attorney in fact, and Flora Bernice Smith by Chas. F. Close her attorney in fact, Owners in fee simple of the lot hereby platted, do hereby dedicate this plat 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 apertures for curbs and sidewalks 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
cday of March, A.D. 1928.

J.W. Close by Chas. F. Close,
his attorney in fact.

ACKNOWLEDGMENT

State of Washington
County of King

I, the undersigned, a duly Public, personally appeared Chas. F. Close to me known
as the individual described in and who executed the within instrument,
designing in fact for J.W. Close and Flora Bernice Smith and acknowledged
me to have signed and sealed the same as his true and voluntary act and
deed of the free and voluntary act and deed of the within described
as the said Flora Bernice Smith for the uses and purposes therein mentioned,
and do further certify that the power of attorney authorizing the execution
of this instrument has not been revoked and that the said J.W. Close
and the said Flora Bernice Smith are now living.

In witness whereof, I have hereunto set my hand and affixed my
official seal the 9th day and year first above written.

Gene E. 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 6
of this plat shall be used for private residence purposes
only, and no building other than a single detached dwelling.

 Filed for record at the request of the City Engineer this 20th day of
March, A.D. 1928, at 3 minutes past 4, o'clock p.m., and recorded
in Volume 6, of Plat, page 84, records of King County, Washington.

245043

Approved by the Mayor and City Council of the City of Seattle by Ordinance
No. 32,956, this 20th day of March, A.D. 1928.

Attest: W. E. Carrell
By E. M. Street

City Clerk
Deputy

Barbara E. Linder
Mayor

245043

By

Deputy

W. C. Morse,
City Engineer.

Thomas H. Carter
Draftsman.