This deed is given in fulfillment of the certain contract between Richard Owens Fisher and Oneida Ruth Fisher, his wife, and Howard J. Byglain, dated March 26, 1944, said contract having been assigned by the said Richard Owens Fisher and Oneida Ruth Fisher to Donald G. Caiah and Florida G. Caiah, his wife, under date of October 14, 1944, and conditioned for the conveyance of above described property and the covenants and warranties herein contained shall not apply to any title, interest, lien or encumbrance arising by, through or under the purchaser in said contract and shall not apply to any taxes, assessments, or other charges levied, assessed or becoming due subsequent to the date of said contract and is subject to the following limitations, restrictions and reservations; namely: 1st that the said buyers, heirs and assigns, shall not at any time prior to December 31, 1944, build, erect, or maintain upon said land, or any part thereof any dwelling house constructed at a cost of less than $5,000.00 and shall not upon said real property carry on or conduct any business or commercial affairs whatsoever.

Fourth - An easement has been granted of the rear eight feet of each lot in Blocks 2, 3 and 4 for the purpose of an alley. 3rd - No house or part thereof, or other structure, shall be constructed or maintained upon said premises nearer than thirty feet from the front property line.

4th - 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.

5th - That neither the said premises or any house, building or improvement thereon erected, shall at any time be occupied by persons of the Ethiopian race, or by Japanese or Chinese, or by any other Malay or Asiatic race, save and except as domestic servants in the employ of persons not coming within this restriction. All of the foregoing conditions, covenants, and agreements limitations and restrictions shall be deemed covenants running with the land, binding upon the buyer, heirs, assigns, grantees and personal representatives, and in case of a breach of the said conditions, or the violation of the foregoing covenants and agreements to be kept and performed by said buyer, heirs, assigns, grantees or legal representatives, then this deed shall become null and void, and the title to said premises shall immediately revert to the seller, or its successors, as fully and completely as though this deed had not been executed.
WARRANTY DEED

The Grantor: Howard J. McClain

Address: 15747 Second Avenue Northwest, Seattle, Washington

For and in consideration of One thousand and 00/100 Dollars in hand paid, conveys and warrants to Donald O. Qsiab and Florida G. Qsiab, his wife, the grantees, the following described real estate:

LOT TWO (2) OF BLOCK FOUR (4) MARINE HIGHLANDS ADDITION TO THE CITY OF SEATTLE,

in conformity with and subject to the conditions as stated on the reverse side hereof.

situated in the County of King, State of Washington.

Dated: July 28, 1947 A.D. 19

Signed in presence of:

[Signatures]

STATE OF WASHINGTON.

County of King

[Seal]

Notary Public in and for the State of Washington, residing

Notary Public in and for the State of Washington, residing

does hereby certify that on this 28th day of July, 1947, personally appeared before me:

[Signature]

[Date]

[Signature]

[Date]

INDIVIDUAL ACKNOWLEDGMENT

[Date]