Lot twelve (12), Block one (1), Monte Vista #2 Addition to the City of Seattle, according to the official plat thereof recorded in Volume 29 of Plats, Page 30, records of said County.

Subject to the right of the public to make necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat, the reasonable, original grading of all the streets and avenues shown thereon, as granted in the dedication of the plat.

Subject to water, water rights, and matters relating thereto.

Subject to taxes, assessments and encumbrances of record subsequent to December 11, 1926.

Together with the appurtenances.

To have and to hold the said premises with the appurtenances unto the said E. H. Sprague forever.

And the grantor for itself and for its successors and assigns 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 implication, and does hereby covenant that against all persons whatsoever lawfully claiming, or to claim by, through or under said grantor and not otherwise, it will forever warrant and defend the said lands, premises and appurtenances except as herein set forth.

The following restrictions shall run with the lands in this deed described and be binding upon the grantee, his heirs and assigns:

1. It is the purpose of the seller to make and keep said addition a high class residence district, and it is agreed that said premises or any part thereof shall not be sold or leased or permitted to be occupied by any person or persons not of what is commonly known as the white or Caucasian race.

2. The grantee, his heirs and assigns, shall so build all buildings upon the property, construct and endeavor to so guard all streams running past or through the property that the water will remain sweet and pure and fit for drinking purposes, and they shall not check or dam the water, or interfere with it further than may be necessary for the use of irrigation and drinking purposes.

3. There shall never be sold upon any part of Monte Vista Addition by any persons whatsoever, intoxicating liquors,精神uous or malt, or any kind or character except such as a physician may prescribe.

This deed is given in fulfillment of that certain real estate contract executed by and between the grantor and grantee herein, under date of December 11th, 1926.

In witness whereof, Seattle Trust Company has caused these presents to be subscribed by its Vice President and Assistant Secretary, and its corporate name and seal to be hereunto affixed this 13th day of March, 1931.

Seattle Trust Company (Formerly Seattle Title Trust Company)

By Henry H. Judson Vice President

By Harold V. Smith Assistant Secretary

(E.T. Co. Corp. Seal)

State of Washington

County of King

On this 18th day of March, 1931, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Henry H. Judson and Harold V. Smith, to me known to be the Vice President and Assistant Secretary, respectively, of Seattle Trust 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.
DESCRIPTION

This plat of Monte Vista No. 2, covers and includes all of the following designated portion of Section Thirteenth Township 26 North Range 1 East N.W., Beginning at the south corner of said section and running thence along the south line 2578.92 feet E. 0.00 feet thence from this true point of beginning 3172.93 feet N. 26° 11' 45" E., 2711.45 feet thence N. 26° 11' 45" W. 2711.45 feet thence N. 26° 11' 45" E. 2711.45 feet thence N. 26° 11' 45" W. 2711.45 feet thence from this true point of beginning.

DEDICATION

I hereby certify that this plat of Monte Vista No. 2 has been upon an actual survey and subdivision of Monte Vista Township 26 North Range 1 East N.W., that the courses and distances are shown herein correctly, that the monuments have been set and lot lines have been established on the ground.

Clyde D. Pike

Examined and approved this 22nd day of Nov. 1916.

Thomas B. Hunt

County Engineer

ACKNOWLEDGMENT

State of Washington

County of King

This is to certify that on the 13th day of November, 1916, before me personally appeared J.F. Jorden and Henry K. Judson, to me known to be the President and Assistant Secretary respectively of the Seattle Title Trust Company, the corporation that executed the foregoing instrument, who acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned and agreed to, and 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 subscribed my name and affixed my official seal this day and year first above written.

L.B. Ryan

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

227/818

Examined and approved this 22nd day of Nov. 1916

Wm. J. Logan

Chairman, Board of County Commissioners

Thomson K. Under

Deputy County Auditor

Files for record of the request of King County Engineer Rev. 259, 281 1916, at 38 minutes past 3 o'clock P.M. on November 1916, page 47. Records of King County, Washington.
25th Ave Ne & Ne 168th St
Seattle WA
98155 US

Notes:

http://www.mapquest.com/maps/print.adp?mapdata=p5kqyoo6yZKRdc%2fh0tCVAmHOq... 5/12/2005