Warranty Deed

The grantor, The Goodwin Company, of Seattle, Washington, for and in consideration of ten dollars ($10.00) and further consideration of the grantee, warrants to E. C. Remnick, a spinster of St. Joseph, Missouri, the following described real estate situate in King County, Washington, to wit:
Lot Nineteen (19), Block Fourteen (14), Olympic Hills.

This deed is made upon the following conditions which shall run with the land and be binding upon said grantee and her successors in interest until the first day of January, 1950, to wit:

No building shall be erected on said lot or lots that shall cost less than $2500.00, including dwelling and garage, nor that shall be considered by vendor to be objectionable or detrimental to the adjacent property nor until plans therefor shall have been approved by vendor; nor shall the distance between any portion of such building and the front line of said lot or lots, when same shall be regular in shape or approximately so, be less than 25% of the greatest depth of said lot or lots; nor, when unlot or lots shall be irregular in shape, shall such building be erected unless and until the location thereof shall have been approved by vendor; nor, in any case, shall the distance between any portion of such building and any street line be less than fifteen feet, nor shall any building extend to within less than five feet of any abutting lots; nor shall any building be erected on said lot or lots except single, detached, private, dwelling houses and not more than one such dwelling house on any one lot without the written approval of vendor; nor shall any building be permitted to stand in an unpainted condition without the approval of vendor.

No outhouse for lavatory purposes shall be erected nor maintained on said lot or lots; such conveniences must be incorporated within, or as a part of, the building to which they appertain.

No fence more than 5 feet in height shall be erected nor maintained on said lot or lots without the approval of vendor; nor shall any billboard or advertising sign of any kind be erected or maintained on said lot or lots or on any building thereon, except that vendee may erect and maintain "For Sale" signs while offering said lot or lots for sale.

No live poultry (except for private use) nor animals, other than household pets (which shall include not more than two dogs to one household), shall be kept on said lot or lots.

Said lot or lots shall not be sold, conveyed, rented nor leased, in whole or in part, to any person not of the White race; nor shall any person not of the White race be permitted to occupy any portion of said lot or lots or of any building thereon, except a domestic servant actually employed by a White occupant of such building.

A violation of any of said conditions shall work a forfeiture of the title to said premises and give an immediate right of re-entry to said grantor and, upon the exercise of said right, said title shall revert to and vest in said grantor.

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 twentieth day of October, 1930.

The Goodwin Company

(The Goodwin Co. Corp. Seal)

By E. S. Goodwin
President

By Paul Dean
Secretary

State of Washington
County of King

On this first day of November, A. D. 1930, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and
Lake City
Entry Code #108