

Olympic Hills

Block 1520 p101

10/20/1930

1519-210

2708947

The Goodwin Company

Warranty Deed

to

E. C. Rennick

Warranty Deed

The grantor, The Goodwin Company, of Seattle, Washington, for and in consideration of ten and no/100 (\$10.00) dollars in hand paid, conveys and warrants to E. C. Rennick, 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 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 said lot 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 lot; 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 3 1/2 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 G. Co. Corp. Seal)

The Goodwin Company

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

OLYMPIC HILLS KING COUNTY-WASHINGTON

April, 1928

Parker & Hill Engineers

DESCRIPTION

This plat of 'Olympic Hills' embraces all of the following described property: All of the N E 1/4 of the NW 1/4 of Sec. 21 Twp. 26 N. R. 4. E. W. M. and all of Norton 1st Addition as recorded in Vol. 26 Pgs. 22 Records of King County Wash. and all of Maxwell's 1st Add. as recorded in Vol. 26, Pgs. 21 Records of King County Wash. except Lot 6 Block 2 of said Maxwell's 1st Add. Also the following described tract of land: That portion of Lot 6 Block 2 Maxwell's 1st Add. described as follows: Beginning at a point on the East line of said lot 6, 30.683 feet North of the Southeast corner of said lot 6, which said point of beginning is a point of tangency of a curve of uniform radius of 721.28 feet; thence Northerly along said curve to the left through an arc distance of 90.55 feet to the North line of said lot 6; thence East along said North line 5.68 feet to the Northeast corner of said lot 6; thence South along the East line of said lot 6, 90.317 feet to point of beginning

I hereby certify that the above plat is based on an actual survey of the land described, that the courses and distances shown thereon are correct; that monuments have been set and lot and block corners staked on the ground

Parker & Hill Engineers
By J. Curtiss Parker

Examined and approved this 15 day of May
A.D. 1928

By Don. H. Evans
Deputy County Engineer

Thomas H. Carder
Draftsman

DEDICATION

Know all men by these presents that we, the undersigned, The Goodwin Company and The Joseph Leibly Realty and Investment Co. owners in fee simple of the land hereby platted, and William W. Munger and Lena B. Munger his wife Mortgagees hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on plat 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 blocks tracts etc. shown on this plat in the reasonable original grading of all streets, avenues places, etc. shown hereon.

In witness whereof, we have hereunto set our hands and seals this 10th day of April A.D. 1928

The Goodwin Company
E. S. Goodwin President
Paul Dean Secretary

Joseph Leibly Realty & Investment Co.
Joseph Leibly President
Preston H. Carr Secretary

William W. Munger }
Lena B. Munger } Mortgagees



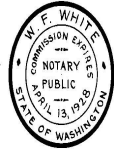
ACKNOWLEDGEMENT

State of Wash.) S.S.
County of King)

This is to certify that on the 10th day of April 1928 before me, the undersigned, a notary public in and for the State of Wash. duly commissioned and sworn, personally appeared E. S. Goodwin and Paul Dean President and Secretary of The Goodwin Company, Joseph Leibly president of The Joseph Leibly Realty and Investment Co. and William W. Munger & Lena B. Munger his wife Mortgagees a me known known to be the persons who executed the foregoing dedication and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the purposes therein mentioned that they were authorized by said corporations to execute said instrument and the seal hereto affixed is the corporate seal of said corporation

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

W. F. White
Notary Public in and for the
State of Wash. residing at Seattle



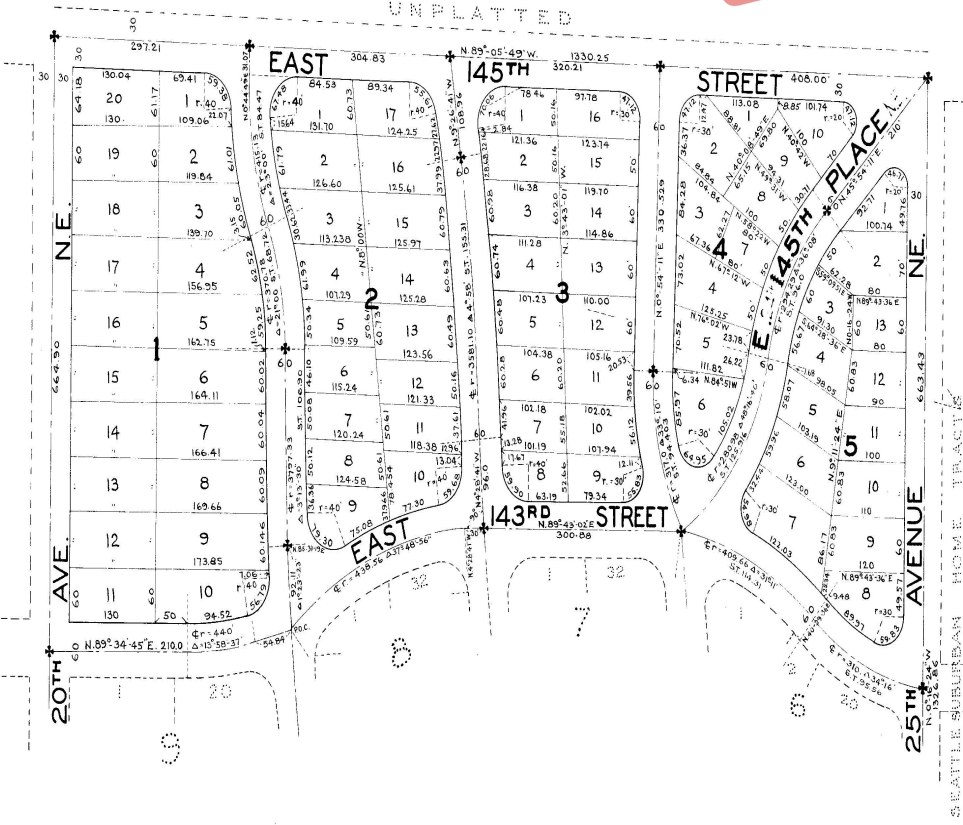
2463187

Filed for record at the request of the County Engineer this 15th day of May A.D. 1928 at 2:55 min past 4 p.m. and recorded in Vol. 31 of Plats Pgs. 49, 50 Records of King County Wash.

Examined and approved by the Board of County Commissioners this 15 day of May A.D. 1928

George H. Shaw
County Auditor

J.M. Sparkman
Chairman
Attest C.F. Gage
Dep. Clerk



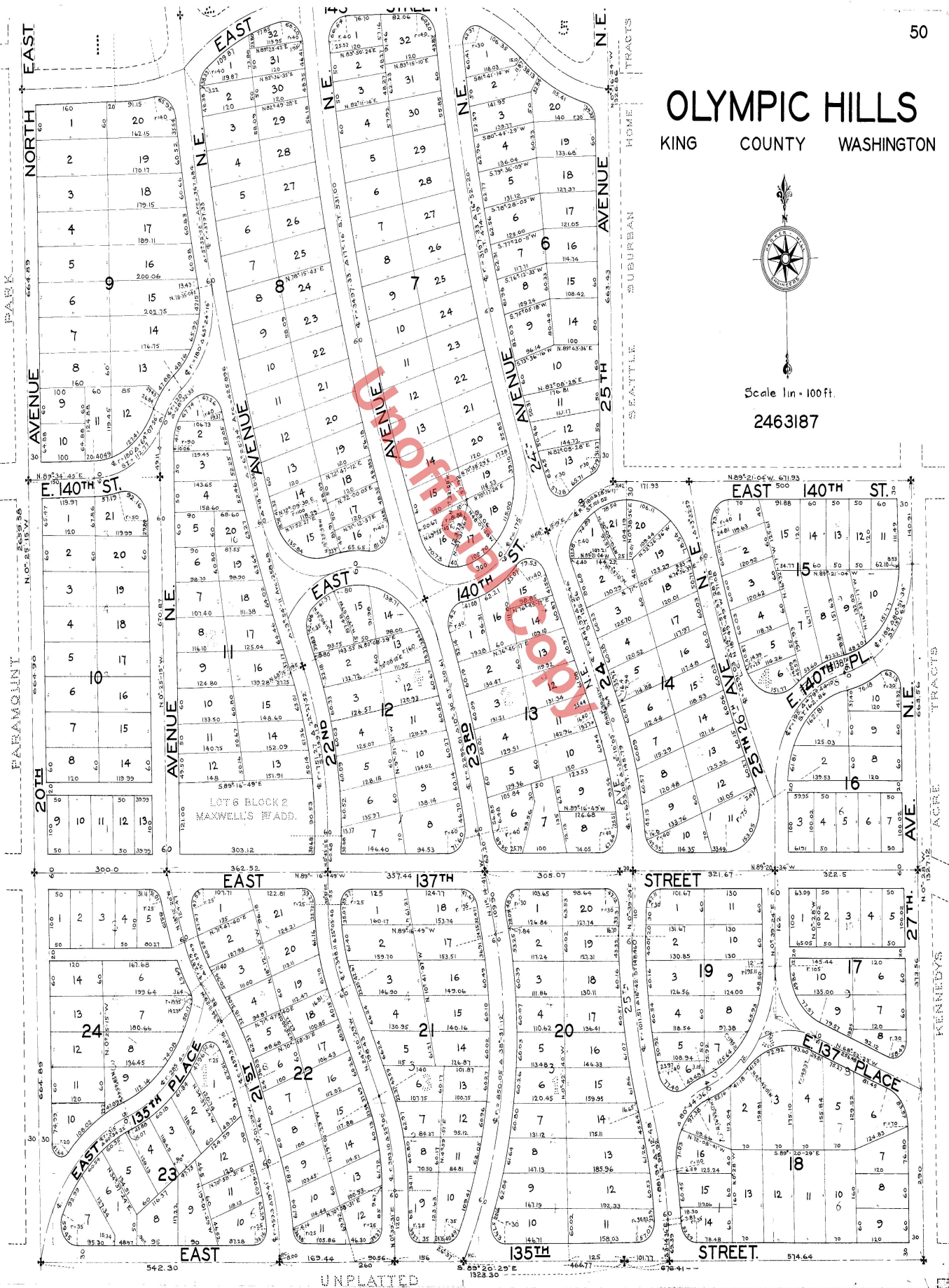
OLYMPIC HILLS

KING COUNTY WASHINGTON



Scale 1in = 100ft.

2463187



UNPLATTED

Lake City

Entry Code #108