SPECIAL WARRANTY DEED

THE GRANTOR, SEATTLE TRUST AND SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Washington with its principal office at Seattle, for and in consideration of the sum of $10.00 Dollars, and for the further sum of $10.00 Dollars, paid to said Grantor by the said Grantee, the receipt of said sum of money is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm to S. B. ERIKSSON, and to his heirs and assigns, the following described real estate situated in the County of KING State of Washington, to wit:

Lots fifteen (15) and sixteen (16), Block eight (8); and Lot twenty-four (24), Block six (6);
ALL in North Seattle Heights Division #2, according to plat thereof recorded in Vol. 33 of plats, page 41, records of said county; and

Lot twelve (12), Block three (3);
Lots eleven (11), twelve (12), and thirteen (13), Block two (2); and Lot twenty-one (21), Block two (2);
ALL in North Seattle Heights Division #1, according to plat thereof recorded in Vol. 31 of plats, page 28, records of said county; ALSO

Lots eight (8) and nine (9), Block twenty-two (22); and
Lots three (3) and Four (4), Block eight (8);
OVERLAND PARK, according to plat thereof recorded in Volume 28 of plats, at page 44, records of said county.

SUBJECT to general taxes for the year 1946, and

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


To have and to Hold the said premises with the appurtenances unto the said Grantee and to his heirs and assigns 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 statute or other implication, and does hereby covenant that against all persons whosoever 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.

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

1. That no part of said described premises shall be used or occupied by any person not of White or Caucasian race, except a domestic servant actually employed by a White occupant of such building.

2. That no outhouses for lavatory conveniences will be erected on said described premises; such conveniences will be incorporated within, or as a part of, the dwelling to which they appertain.

3. That all dwellings erected upon said described premises shall be completed and painted within six months after construction of same has begun.

4. That said dwellings shall be of a value of not less than Two Thousand Dollars ($2,000.00).
That no billboard or display or display advertising signs shall be erected or placed upon said described premises.
That all dwellings erected upon said described premises shall be placed and set back not less than twenty (20) feet from the street line.
That no garage, tool house, wood shed or other temporary or permanent structure apart from the main building on said premises shall be erected or placed within seventy-five (75) feet from the street line.
That no part of said described premises shall be used for any unlawful purpose or in violation of the Constitution or statutes of either the United States or of the State of Washington, or any subdivision thereof.

The property above described was conveyed to the grantor herein in a trust capacity with full power to convey. This instrument is executed by it in its trust capacity only, and it shall not be liable hereunder except as trustee, and not beyond the trust estate.

IN WITNESS WHEREOF, SEATTLE TRUST AND SAVINGS BANK has caused these presents to be executed by its duly authorized officers and its seal to be hereunto affixed this 13th day of March

A.D. 1946

SEATTLE TRUST AND SAVINGS BANK

By:  

[Signature]
Vice-President

[Signature]
Assistant Secretary

STATE OF WASHINGTON,County of K. T. H. O.

On this 13th day of March, 1946, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

J. FRANK JEFFERSON

and

CHARLES V. KINCHEID

to me known to be the Vice-President and Assistant Secretary, respectively, of SEATTLE TRUST AND SAVINGS BANK, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the true 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.

I, in my hand and official seal hereeto affixed the day and year in this certificate above written.

[Signature]
Notary Public in and for the State of Washington, residing at Seattle.
Filed for record at request of Tom Alderson, Mar 16, 1925 at 01 min past 11 A.M.

George A. Grant, County Auditor

Peoples Realty Company

To

Henry A. Keil

Warranty Deed

No. 351

The Grantor, Peoples Realty Company, a corporation organized and existing under the laws of the State of Washington, for and in consideration of Ten and no/100 ($10.00) Dollars, in hand paid, conveys and warrants to Henry A. Keil the following described real estate:

Lots Three (3) and Four (4), block No. Eight (8), of Overland Park, according to the Plat therefor on file in the office of the Auditor of King County, Washington, and recorded in Vol. 26 of Plates, at page 44, situated in the County of King, State of Washington.

Subject to the following restrictions, which shall be binding on the grantee, his heirs, successors, administrators and assigns, to-wit:

1—At no time shall any part of the said land be used or occupied for the manufacture, brewing, distilling or sale of spirituous or malt liquors, nor shall the said lots, or any part thereof, or any building erected thereon at any time hereafter, be used or occupied as a bone-burning establishment, tannery, slaughter house, glue, soap, candle, starch or gunpowder manufactory, or for any other offensive or dangerous purposes.

2—That the said lots or buildings thereon shall never be rented, leased or sold, transferred or conveyed to, nor shall the same be occupied by any negro or colored person or person of negro blood, or person of the Mongolian race.

3—That no signs for advertising purposes shall be erected or placed thereon.

4—That all buildings erected thereon shall be placed and set back not less than ten feet (10') from the street line, provided that steps, windows, porches and other projections appurtenant thereto may be within said distance.

5—That there shall not be erected upon any portion of said premises any dwelling costing less than Two Thousand Dollars ($2,000.00).

Dated this Eleventh day of September, A.D. 1928.

(P.R. Co., Corp. Seal)

PEOPLES REALTY COMPANY

By: M. A. Dahn, Pres.

State of Washington

County of King

This is to certify that before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared M. A. Dahn, to me known to be the President of Peoples Realty Company, the officer who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as the free and voluntary act of said company, for the uses and purposes herein mentioned, and on oath stated that the seal attached thereto is the corporate seal of said company, and that he was authorized to execute the same.

Given under my hand and official seal this 11th day of September, 1928.

I.A.I. Notarial Seal

Isabella A. Ivy

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

Filed for record at request of Henry A. Keil, Mar 16, 1925 at 17 min past 11 A.M.

George A. Grant, County Auditor

Quit Claim Deed

The Grantor, Louis Aries and Rose Aries, his wife, of Bellevue in the County of King and State of Washington, for the consideration of Ten ($10.00) Dollars, in hand paid, convey and quit-claim to Brocole Ottaviani, a tenantor, of the County of King, in the State of Washington all interest in the following described real estate:

An undivided one-seventh (1/7) interest in and to the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southwest quarter, of Section Thirty-five (35), Township Twenty-five (25), North Range Five East, W. M., situated in the County of King, State of Washington.

Dated this 26th day of February, 1926.

Louis Aries

Rose Aries