for and in consideration of $10.00, in hand paid, conveys and warrants to

GORDON S. NEWHOUSE and INES M. NEWHOUSE, his wife

the following described real estate, situate in the County of King, State of Washington: TRACT FIVE (5), BLOCK TWO (2), PARK VIEW TRACTS, An Addition to King County, Washington, according to Plat thereof recorded in Volume 35 of Plats, Page 45, records of said county. SUBJECT TO THE FOLLOWING RESTRICTIONS: All tracts in this plat are to be used for residence purposes. No tract or portion thereof shall be divided and sold or re-sold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the area required for lots in Residence District according to County Resolution No. 456 as now in force or as amended hereafter. No part of any tract shall at any time, directly or indirectly, be sold, conveyed, rented or leased in whole or in part, to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any portion of any tract or of any building thereon, except a domestic servant actually employed by a White occupant of such lot and/or tract and/or building. All toilet conveniences shall be inside of house or building and shall be connected by underground pipes with a private septic tank of a depth and type of construction approved by King County or State of Washington Health Authorities. The work of construction of all buildings or structures shall be prosecuted diligently and continuously from commencement of construction until such buildings and structures are fully completed and painted. The Grantors hereby covenant with the Grantees that all other conveyances of tracts and portions of tracts in Park View Tracts, An Addition to King County, Washington, will contain similar restrictions.

This deed is executed and delivered pursuant to and in discharge of that certain Real Estate Contract pertaining to the above described real property which was executed on the 18th day of January, 1941, between W. E. Boiling and Bertha Boiling, his wife, as Sellers, and Gordon S. Newhouse and Ines M. Newhouse, his wife, as Purchasers, provided that said Grantors do not warrant against any interest in or encumbrance upon said property arising subsequent to the execution of said contract, or done or suffered at any time from the grantees, their heirs and/or assigns.

Dated this 1st day of May, A. D. 1941.