Statutory Warranty Deed

THE GRANTORS — Marian B. Cummings and Charles V. Cummings, wife and husband — for and in consideration of Five Hundred Ninety-Five and no/100 — ($595.00) Dollars in hand paid, conveys and warrants to Warren C. Sjoberg — — — — — — — — — —

the following described real estate situated in the County of King, State of Washington:

Lot Two (2), Block Twelve (12), Prosches Queen Anne Addition in the City of Seattle, according to plat recorded in Volume 18 of Plats, page 55, records of said county; EXCEPT the east 68.19 feet thereof.

SUBJECT to Restrictions contained in instrument through which title to said premises is claimed, executed by J. L. Grandey, Inc., of Seattle, Washington, recorded under Auditor's file No. 2529058, records of King County, Washington, substantially as follows:

The vendee agrees to take the property herein described subject to the following restrictions which shall be deemed covenants running with the land and shall also be conditions subsequent which said restrictions and covenants shall be effective until January 1st, 1958:

1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, without private garage, in architecture in harmony with such dwelling house, and said premises shall be used only for private residential purposes.

2. No such dwelling house shall be erected or maintained which shall cost, at prevailing market prices less than $5000.00 and the erection of no such house upon said property shall be commenced prior to December 31st, 1938 until after plans therefor have been approved by an architect employed by the vendor at its expense.

3. No chicken or other fowl, or animals except individual household pets shall at any time be kept or maintained upon said property.

4. No person or persons of Asiatic, African or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property or any building thereof, except domestic servants or servant may be actually and in good faith employed by white occupants of such premises.

5. No house or part thereof or other structure shall be constructed or maintained upon said premises nearer to the front street margin than the line designated upon the plat of Prosches Queen Anne Addition to the City of Seattle as building limit.

Upon the violation of any of the foregoing restrictions by the vendee or the owner, devisees, grantee or assigns of the vendee, the entire estate in the herein described property shall revert to the grantor herein, its successors and assigns.