

FORM 88

WARRANTY DEED
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantors A. J. Quigley and Josephine M. Quigley, his wife

of the city of Seattle, county of King

state of Washington, for and in consideration of Ten and no/100-----

----- \$10.00 ----- dollars.

in hand paid, convey and warrant to Lawrence A. Berg and Lovena O. Long

the following described real estate, situate in the county of King

state of Washington: The East 50 feet of the West 230 feet (measured along the North line) of the South 150 feet of the North 180 feet (measured along the West line) of that portion of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 26 North, Range 4 E. W. M., lying West of the right of way conveyed to the Seattle-Everett Traction Company, a corporation, for a railway and electric transmission line by deed bearing Auditor's File No. 692123 and recorded in Volume 744 of Deeds or page 501 records of King County; situate in the County of King, State of Washington. FURTHER KNOWN AS Tract #4 of Quigley's Northend Tracts, an unrecorded plat.

Subject to the following restrictions: Purchaser agrees that no public nuisance or dance hall or other public place of amusement or public assemblage shall be operated or maintained on said premises or any portion thereof during the life of this contract, and that the property covered by this contract shall not be conveyed to any other than one of the Caucasian race; that no building shall be closer than twenty-(20) feet from the property line, facing any street. The property covered by this contract is to be used for residence purposes only. Any conveyance made in fulfillment of this contract shall contain all of the restrictions set forth in this paragraph and shall provide that the same shall remain in full force and effect until June 1, 1952.

While the seller does not require the construction of any building on any of the property, it is agreed that if purchaser should start construction of any buildings during the life of this contract, that he will complete the same within the period of six months from date he starts construction, having the same completed and painted within said period so as to maintain the general appearance of the community and the purchaser further agrees that any principal building or dwelling shall be connected with a septic tank.

subject to



Dated this 29th day of March, 1940.

Handwritten signatures of A. J. Quigley and Josephine M. Quigley, each followed by a dotted line and the word '(Seal)'.

104

A. J. Quigley and Josephine M. Quigley, his wife

City of Seattle, county of King

Washington, for and in consideration of Ten and no/100-----

(\$ 10.00) dollars.

and convey and warrant to O. L. Randall

the described real estate, situate in the county of King

Washington: The South 150 feet of the North 180 feet (measured along the West line of that portion of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 36 North, Range 14 E. W. M., lying West of the right of way conveyed to the Puget Sound Traction Company, a corporation, for a railway and electric line by deed bearing Auditor's File No. 692123 and recorded in Volume 501 records of King County, EXCEPT the West 330 feet (measured along the North Line); situate in the County of King, State of Washington, MORE FULLY KNOWN AS Tract 1 of Quigley's Northend Tracts, an unrecorded

SUBJECT TO the following restrictions: Purchaser agrees that no public nuisance or hall or other public place of amusement or public assemblage shall be erected or maintained on said premises or any portion thereof during the life of this contract, and that the property covered by this contract shall not be conveyed to any other than one of the Caucasian race; that no building shall be erected on said property more than twenty (20) feet from the property line, facing any street.

The property covered by this contract is to be used for residence purposes only. The conveyance made in fulfillment of this contract shall contain all of the restrictions set forth in this paragraph and shall provide that the same shall remain in full force and effect until June 1, 1952

While the seller does not require the construction of any building on any part of the property, it is agreed that if purchaser should start construction of any building during the life of this contract, that he will complete the same within the period of six months from date he starts construction, having the same completed and painted within said period so as to maintain the general appearance of the community and the purchaser further agrees that any principal building or dwelling shall be connected with a septic tank. Also subject to taxes becoming due and payable March 15, 1940. Also subject to all taxes and assessments due and payable since September 29, 1937 date of earnest money receipt.

22nd day of December, 1939.

A. J. Quigley (Seal)
Josephine M. Quigley