THE GRANTOR, S. G. L. STANDEING and EDNA STANDEING, his wife,

For and in consideration of Sixty Thousand DOLLARS

in hand paid, convey... and warrant... to... SHOREWOOD, INC., a corporation,

the following described Real Estate:

That portion of Section 12, Township 23 North, Range 3 E. W. M. described as follows: Beginning at the center of said Section 12 and running west along the center line thereof North 599' 40" West 475' 37 feet to a TRUE POINT of beginning; thence South 44' 10" West 140' 37 feet; thence North 11' 50" East 46' 00 feet; thence South 33' 40" West 60' 00 feet; thence South 46' 00" East 30' 00 feet; thence South 43' 00" East to outer limit of tide lands adjoining said Section 12; thence northeasterly along said outer limits to southeast side of Block 499 of plat of Seattle Tide Lands; thence southerly on southeast side of said Block 499 to southwest corner thereof; thence northeasterly on southwest side of said Block 499 to northwest corner thereof; thence northeasterly on northwest side of said Block 499 to the northeast corner thereof which is on the said center line of said Section 12; thence East 493' 31" to TRUE POINT of beginning.

Also parcels 25 and 26 as deeded to George L. Standring and Edna Standring, his wife, in King County Recorder's No. 5017485 and recorded in Vol. 1810 Deeds, pg. 637 Records of said County Recorder.

All of the above land subject to the covenants and restrictions attached hereto and fully incorporated herein by this reference.

Situated in the County of King, State of Washington.

Dated this 16th day of November, 1929.

[Signature]

S. G. L. STANDEING

[Signature]

EDNA STANDEING

STATE OF WASHINGTON,

COUNTY OF KING,

I, C. W. PIERCE, a Notary Public, do hereby certify that on this 16th day of November, 1929, personally appeared before me S. G. L. STANDEING and EDNA STANDEING, his wife, to me known to be the individual described in, and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

[Signature]

C. W. PIERCE

A. D. 1929

Notary Public, State of Washington, residing at Seattle.
The following covenants and restrictions are to run with the land above described, and shall be binding upon all parties hereto, and all persons claiming by, through or under them until January 1, 1965, at which time all of said covenants and restrictions shall be extended automatically for successive periods of ten years, unless by a vote of the majority of the then owners of the various parcels of land in said development or subdivision, it is agreed to change or abandon said covenants and restrictions in whole or in part.

1. Use of Land.

a. All lots in the development or subdivision shall be known, described and used as and for residential purposes only, except Block "II". No commercial enterprise shall be permitted in said development other than the business of selling said lots and the conduct of a utilities water system.

b. No swine, poultry, or livestock, nor more than two dogs per lot shall be kept upon any of the lots of said property.

c. No fence shall be erected on any boundary of said lots in excess of 48 inches in height.

d. All of said subdivision shall be occupied, leased or rented by only the white or caucasian race, except domestic servants of a different race are not prohibited when domiciled with an owner or tenant.

e. An easement is reserved over the rear five feet and the two feet on each side of each lot for utility installation and maintenance.

2. Building Restrictions.
a. Only one single detached one-family dwelling of not to exceed 2½ stories in height, and one private attached or unattached garage, for not more than three cars, are permitted on any one lot, except Block "B" which shall meet all other restrictions of land and buildings, and except beach cottage privileges granted lots in Block "D" as provided hereinafter.

3. No residence structure costing less than the following shall be erected or placed on any plot, which plot has an area and width less than the following:

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>AREA</th>
<th>WIDTH</th>
<th>MINIMUM CONSTRUCTION COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>B &amp; C</td>
<td>7500 Sq. Ft.</td>
<td>60 ft.</td>
<td>$4000.00</td>
</tr>
<tr>
<td>C</td>
<td>8000 &quot;</td>
<td>60 &quot;</td>
<td>$4000.00</td>
</tr>
<tr>
<td>D</td>
<td>18000 &quot;</td>
<td>60 &quot;</td>
<td>$5000.00</td>
</tr>
<tr>
<td>E</td>
<td>9000 &quot;</td>
<td>60 &quot;</td>
<td>$4000.00</td>
</tr>
</tbody>
</table>

Owners of lots in Block "D" shall be permitted to erect or place on any lot in Block "D" not more than one beach cottage, the foundation of which shall be so placed upon the lot as to not be of an elevation higher than 40 feet above average high tide. Said beach cottage must be a single family dwelling and comply in all other respects with all other provisions contained in the whole hereof, except that the floor area for a beach house shall be not less than 500 sq. ft.

In order to elevate, preserve and maintain the general neighborhood appeal, where the initial structure placed or erected on any plot in Block "D" is a beach cottage, such lot owner must maintain his lot area adjoining Shorewood Drive, and east of the cliff line in conformity to the general garden practice of other owners in lots in said Block who are using their lots for home purposes.

e. No structure shall be erected, altered, placed
upon, or be permitted to remain on any lot in this subdivision until the external design and location thereof shall be approved in writing by the neighborhood committee, which committee shall be appointed or elected by the owner or owners of a majority of the lots, subject to the covenants and restrictions herein. If the committee fails to approve or disapprove any proposed design or location within thirty days after plans therefor have been submitted to the committee, then approval thereof will deem to have been waived. Said committee shall consist of not less than three members, all of whom shall be lot owners in said subdivision, and who shall serve for one year, or until their successors are elected. The owner of each lot is entitled to one vote in the election of said committee members. Members of said committee shall have full power to prohibit architectural styles or lack of style, as shall not be in keeping with the neighborhood, and which shall not best preserve and protect the stability and appeal of the subdivision.

b. No residence having less than 1,200 square feet of area, exclusive of porches and garages, shall be erected or placed on any lot in Block "B", except beach cottages.

No residence having less than 1,000 square feet of floor area, exclusive of porches and garages, shall be erected on any lot in Blocks B, C, E, & G.

c. No residence shall be placed nearer than 25 feet to the street line, or 50 feet to the back line, nor 5 feet to the side lines of any of said lots, in Blocks "B", "C", and "E".

No residence shall be placed nearer than 25 feet to the street line, or 35 feet to the top of the cliff line, nor 5 feet to the side lines of any lots in Block "D".
d. No trailer, basement, garage or other structure erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

e. All lavatory conveniences must be incorporated in, and be a part of a dwelling.

f. Any owner of a lot in said subdivision may prosecute an action at law or equity to abate, restrain or prevent violation of any covenant herein, or recover any damages resulting from such violation.

g. If any one or more of the covenants or restrictions herein shall be invalidated by judicial decree, such action shall in no wise effect the remaining covenants or restrictions.

h. No lot owner in Block "D" shall erect or maintain a bulkhead out into the Sound past the then existing line of average high tide.

4. All lot owners in Blocks "B", "C", and "D", by entering into a contract of purchase, and/or accepting a deed to any lot in said blocks, shall acquire for himself, his heirs, executors and assigns, community beach privileges in the Block "E" shown in the "Shorewood" plot, and by said purchase, and/or accepting said deed, such owner thereby on behalf of himself, his heirs, successors and assigns agree to pay his proportionate share of the taxes and assessments upon said community beach property. All lot owners in "Shoremont", an addition to be hereafter formed contiguous and to the east of Shorewood, which lot owners acquire privileges in said Block "E" for beach purposes, must likewise thereby agree on behalf of themselves, their heirs, successors and assigns, to pay their proportionate
share of the taxes and assessments upon said Block "H".

Use of Block "H" for beach purposes shall be confined to those persons acquiring privileges thereto by contract or deed, and such use shall be only that use as is customary and usual in community beach projects.

In event of conflict between these and County Zoning restrictions the County restrictions shall take precedence and be enforced.
ACKNOWLEDGMENT

This is to certify that on this 24th Day of Feb., A.D. 1940, before me, the undersigned, duly commissioned and sworn, personally appeared, R.M. Mooney, and Cyril H. Tenny, president and secretary respectively of Shorewood Inc., and Geo J. Standing, and Edna Standing, his wife, to me known to be the individuals who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary acts and deeds for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year above mentioned.

C.W. Pierce

REstrictions

Restrictions and reservations for this plat are filed in volume 1868 of Deeds at page 381, records of King County, Washington.

We hereby certify that this plat "Shorewood" is based upon an actual survey and subdivision of Sec. 12, Twp. 23 N., R 3E, W.M., that the courses and distances are shown herein correctly, that monuments have been set and lot and block corners were correctly staked, and that we have complied with the provisions of the statutes and regulations governing platting, to the best of our knowledge and ability.

Gardner, Gardner & Hitchings Inc.

Examined and approved this 18th day of March, A.D. 1940.

H.H. Sisler

King County Road Engineer

By: Deputy

I hereby certify that the within plat of "Shorewood" is duly approved by the King County Planning Commission this 18th day of March, A.D. 1940.

R.G. Tyler

King County Auditor

Examinied and approved this 18th day of March, A.D. 1940.

Jack Taylor

Chairman, Board of County Commissioners

Earl Millikin

King County Auditor
DESCRIPTION

"SHOREWOOD ADDITION INCLUDES THE FOLLOWING PORTION OF SECTION 12, TWP 23 NORTH, RANGE 3 EAST, W.M.: BEGINNING AT THE CENTER OF SAID SECTION AND RUNNING THENCE ALONG THE CENTERLINE Thence OF North 89° 33' 15" North 673.37 FT TO A TRUE POINT OF BEGINNING, Thence South 49° 01' 50" East 1311.77 FT, Thence South 43° 58' 10" West 460.09 FT, Thence South 48° 01' 50" East 30.00 FT, Thence South 43° 58' 10" West 491.12 FT TO TO MEANDER LINE OF PUGET SOUND. Thence Along Said Meander Line North 3° 20' 39" West 433.41 FT AND North 49° 05' 39" West 643.49 FT, Thence North 33° 58' 32" East 177.62 FT, Thence North 48° 58' 10" East 125.58 FT, Thence North 43° 01' 50" West 356.48 FT, Thence North 89° 33' 15" West 53.82 FT, Thence North 61° 33' 15" West 404.75 FT, Thence North 22° 11' 10" West 345.31 FT, Thence South 89° 33' 15" East 508.92 FT, Thence South 0° 37' 56" West 318.73 FT, Thence South 89° 33' 15" East 63.12 FT TO TRUE POINT OF BEGINNING. Also, TIDE LANDS OF PUGET SOUND ADJOINING AND BETWEEN THE MOST SOUTHERLY LINE OF THIS PLAT AND THE EXTENSION OF THAT PORTION OF NORTH LINE WHICH INTERSECTS SAID MEANDER LINE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SHOREWOOD INC., A WASHINGTON CORPORATION, OWNER IN Fee SIMPLE; AND GEO L STANDING AND EDNA STANDING, HIS WIFE, AS MORTGAGEES, DO HEREBY DECLARE THIS PLAT AND DEDICATE, TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, COURTS, AND WALKWAYS SHOWN HEREIN, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLES UPON THE LOTS AND BLOCKS SHOWN HEREIN IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, COURTS, AND WALKWAYS, SHOWN HEREIN.

C. SHOREWOOD INC.
By: R. M. MOONEY
President

Mr. NELSON
Secretary

GEO. L. STANDING

EDNA STANDING
SHOREWOOD ADD NO. 3

GARDNER GARDNER & HITCHINGS ENGINEERS INC.
IN §1/2 SECTION 12, T.23N, R.3E, W.M.
SCALE = 1" = 50'
SHEET No. -1

SURVEYOR'S CERTIFICATE
WE HEREBY CERTIFY THAT THIS PLAT SHOREWOOD ADD. NO. 3 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE SECTION HERIN DESCRIBED: THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN: THAT MONUMENTS AND LOT CORNERS ARE CORRECTLY SET; AND THAT ALL LAWS AND REGULATIONS GOVERNING PLATTING HAVE BEEN MET, TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS INC.
[Signature]

CERTIFICATE No. 100
RECORD No. 652

EXAMINED AND APPROVED THIS 12 DAY OF DECEMBER 1945
C. D. MANNES
KING COUNTY ROAD ENGINEER

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HERETO PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AND AVENUES SHOWN HEREIN, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS OR PARCELs SHOWN HEREIN IN THE ORIGINAL AND REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREIN;

IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 30TH DAY OF JULY 1945.

GEORGE H. STANDING
EDNA STANDING
LORETTA JOHN G. PROBY
MARGE JOHN G. PROBY
LEROY ROBERTS
ELLA ROBERTS
ELINORE E. JUDSON

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 30TH DAY OF JULY 1945 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED LESTER ROBERTS AND ELLA ROBERTS HIS WIFE, LORETTA JOHN G. PROBY AND MARGE JOHN G. PROBY HIS WIFE, AND GEORGE H. STANDING AND EDNA STANDING HIS WIFE, WHO EXECUTED THE FOREGOING DEDICATIONS AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALLED THE SAME AS THEIR FREE AND VOLUNTARY ACTS AND DEEDS FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

W. A. LANGLOW
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 30TH DAY OF JULY 1945 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ELINORE JUDSON A SINGLE WOMAN WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALLED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

LOUISE YARBOR
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.

3526277


BY M. E. WILLIAMS
DEPUTY AUDITOR

ROBERT A. MORRIS
COUNTY AUDITOR

RECORDS OF KING COUNTY, WASHINGTON.