Statutory Warranty Deed
(Corporate Form)

THE GRANTOR
SOUTH SEATTLE LAND COMPANY

Dollars

for and in consideration of Ten... (§ 10.00--- --- --- ---), in hand paid, conveys and warrants to IRVING W. INGLEHURST

the following described real estate, situated in the County of King --- --- --- --- - State of Washington, Lots Five (5), Six (6), Seven (7), Forty-six (46), Forty-seven (47) and Forty-eight (48), Block Four (4), Estimont Park Addition, Division No. One (1).

This deed is given pursuant to and in fulfillment of a real estate option by and between grantor, as vendor, and grantee, as vendee, dated on the 11th day of April, 1936, and a real estate contract by and between grantor, as vendor, and grantee, as vendee, dated on the 14th day of October, 1937, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of said 11th day of April, 1936; and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 11th day of April, 1936, and any and all liabilities, liens and incumbrances created, permitted or imposed by the grantee or his predecessors in interest (other than grantor) in the premises hereby conveyed, or by any person claiming by, through or under said grantee or his predecessors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and under the following restriction and condition, to wit: (a) No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the purchaser, his heirs, personal representatives or assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit the said property, or any part thereof, ever to be used or occupied by any such person, excepting only employees in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 10th day of August, 1939.

SOUTH SEATTLE LAND COMPANY

By:

President

By:

Asst. Secretary

STATE OF WASHINGTON,

County of King

On this 7th day of September 1939, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

F. K. Struve

and 0. R. Linde

to me known to be the President and Asst. Secretary, respectively, of

SOUTH SEATTLE LAND COMPANY

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that

the undersigned, and each of them, had authority to execute the said instrument and that the seal affixed is the corporate seal of said

The same, and official seal hereeto affixed the day and year in this certificate above written.

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