Statutory Warranty Deed

THE GRANTEES: Albert S. Balch, Edith A. Balch, his wife, Ralph F. Jones and Hazel H. Jones, his wife———

for and in consideration of Ten Dollars ($10.00), in hand paid, conveys and warrants to John F. Hartman———

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

LOT Thirteen (13) and the South one-quarter (¼) of LOT Twelve (12) BLOCK Seven (7) View Ridge Division number three (3) an area equal to the City of Seattle recorded.

Subject to the following conditions, limitations and restrictions, to-wit:

No building shall be erected on any building plot except one detached single-family dwelling and a one or two-car garage.

No lot shall be subdivided into building lots having less than 5,000 square feet of area or a width of less than 50 feet each.

No building shall be erected on any lot nearer than 50 feet to the East lot line nor nearer than 15 feet to the West lot line nor nearer than 5 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-third of a lot if approved by the restrictions committee.

No nuisance or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.

No race or nationality other than those of the White or Caucasian Race shall use or occupy any dwelling on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

No trailer, basement, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with similar structures in the tract.

No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such designs or location within a reasonable time, then such approval will not be required, provided the design and location on the lot conform to and are in harmony with similar structures in the tract, and as regards dwellings, the ground floor square foot area is not less than 300 square feet in the case of a one-story structure or 1,200 square feet in the case of a two-story structure.

The covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962, at which time said covenants and restrictions shall terminate.

If the parties hereto or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1962, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from doing so or to recover damages or other costs for such violations.

The restrictions imposed on said lots, as aforesaid, are in lieu of any restrictions hereetofore imposed by the parties hereto on any of said lots.

Dated this first day of October, A.D. 1940

[Signature]

STATE OF WASHINGTON.

County of King

On this day personally appeared before me Albert S. Balch, Edith A. Balch, Ralph F. Jones and Hazel H. Jones——— to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes thereunto mentioned.

[Signature]

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

[Seal]

[Seal]

[Seal]
Dollars in hand paid, convey... and

warrant... to S. LEFFLER and BERNICE LEFFLER, his wife... 

the grantee... the following described real estate:

Lot 73, Block 21, View Ridge Addition Division Five, an addition to the City of Seattle, being that portion of Tract 2 of Original Subdivision 10 acre Tracts (Vol. 9, p 18 King County Plats) more particularly described as follows: Beginning at the southwest corner of said Tract 2 and running thence along the southerly line of said Tract 2, East 209.68 ft.; thence North 0°47'02" West 222.27 ft., to a true point of beginning; thence continuing North 0°47'02" West 50.30 ft.; thence South 89°46'20" East 124.72 ft.; thence South 0°44'59" East 50.30 ft.; thence North 89°46'20" West 124.69 ft. to the TRUE point of beginning. Subject to the following restrictions:

a. No building shall be erected on any lot except a single-family dwelling and one or two car garage.

b. No lot shall be subdivided into building lots having less than 900 sq. ft. of area or a width of less than 30 feet each.

c. No building shall be erected on any lot nearer than 75 feet to the easterly line of the lot nor nearer 7 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-third of a lot.

d. No noxious or offensive trade shall be carried on on any lot, or anything done thereon which shall be or become a nuisance to the neighborhood.

e. No race or nationality other than members of the 88. It is hereby enacted that no lot shall be rented occupancy by domestic servant or non-metropolitan employed by an owner of such lot.

f. No trailer, basement, garage, barn or other outbuilding except a garage shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be erected.

g. No structure shall be moved onto any lot unless it meets with approval of the committee hereinafter referred to; or if the committee, it shall conform to and be in harmony with similar structures in the tract.

h. No building shall be erected on any lot until the design thereof has been approved in writing by a committee elected by a majority of the owners of lots in the tract. However, in the event that such committee is necessary, the act shall not be approved until such committee shall not be required to act in harmony with similar structures in the tract and shall not be permitted to exceed the floor area of such structures in the tract.

i. The aforesaid restrictions are to run with the land and shall bind the parties and all persons claiming under them until the time of which time said covenants and restrictions shall

...
PROTECTIVE COVENANTS

Building and other Restrictions of

View Ridge Division No. 6, 7 and 8, Seattle, Washington

KNOW ALL MEN BY THESE PRESENTS: That ALBERT S. BALCH and
EDITH A. BALCH, HIS WIFE, RALPH P. JONES and HAZEL H. JONES, his
wife, owners in fee of the following described land situated in King
County, Washington, to-wit:

Tracts of Subdivision of Section 3, Township 25 North,
Range 4 East, W. M., as per plat thereof recorded in the office
of the Auditor of King County, Washington, being recorded
as part of View Ridge Division 6,

and contract owners of Tracts 35 and 47 (thirty-five and forty-seven)

of Subdivision of Section 3, Township 25 North, Range 4
East, W. M., as per plat thereof recorded in the office of
the Auditor of King County, Washington, being recorded as
View Ridge Division 6,

and contract owners of Tracts 1 and 24 (one and twenty-four)

of Subdivision of Section 3, Township 25 North, Range 4 (3rd)
East, W. M., as per plat thereof recorded in the office of
the Auditor of King County, Washington, being recorded as
View Ridge Division Number 3,

and contract owners of View Ridge Division Number 7 as
recorded on the official plat thereof recorded in the office
of the auditor of King County, Washington,

hereby impress each of the said lots aforesaid with the following
conditions, limitations and restrictions, to-wit:

All lots in the tract shall be known and described as residential lots.
No structures shall be erected, altered, placed, or permitted to
remain on any residential building plot other than one detached
single-family dwelling or one semi-detached single-family dwelling,
and a private garage for not more than three cars.

No building shall be erected, placed, or altered on any
building plot in this subdivision until the building plans,
specifications, and plot plan showing the location of such
building have been approved in writing by a majority of a committee.
No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No persons of any race other than the white race shall use or occupy any building or any lot, except this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No dwelling costing less than $4,500 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches, shall be not less than 1,000 square feet in the case of a one-story structure nor less than 900 square feet in the case of a one and two one-half story structure, providing however that no structures may be built on lots 5 to 10 in Block 29, and lots 5 to 10, Block 32, and lots 11 to 14, Block 30, all in View Ridge Division Number 6, and all lots from 1 to 10 in Block 21 and from 1 to 10, Block 24, all in View Ridge, Division number 7, with a ground floor area of less than 1,200 square feet in the case of a one story house or 1,000 square feet in the case of a two story structure.

Basements affecting Lots numbers 11 in Block 21, 1 in Block 23, 25 in Block 24 and lot 1 in Block 25, all in View Ridge division number 7 are reserved as shown on the recorded plat, for utility installation and maintenance.
VIEW RIDGE
DIVISION No 7

DEDICATION

KNOW ALL MEN BY THESE PRESENTS. THAT WE, THE UNDERSIGNED OWNERS IN FEI SIMPLE, MENSURATION, AND CONTRACT PURCHASERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND ADDENDUM TO THE USE OF THE PUBLIC FOREVER. ALL STREETS AND AVENUES SHOWN HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES. NOT INCONSISTENT WITH THE USE OF THE RECEPTOR PUBLIC HIGHWAY PURPOSES. ALSO THAT THE RIGHT TO MAKE ALL ACCESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS AND PARCELS SHOWN HEREIN IN THE ORIGINAL INCUMBENT GRADING OF ALL STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUPON SET OUR HANDS AND SEAL THIS 9TH DAY OF AUG., A.D. 1940.

SIGNED, SEATED AND SEAL

GARDNER GARDNER & HITCHINGS INC

STATE OF WASHINGTON
COUNTY OF KING


ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING


SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT VIEW RIDGE DIV. NO.7 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF ORTH & GILBERT'S TEN ACRE TRACTS, AND THAT THE MONUMENTS AND LOT STAKES WERE SET AS COVERED BY FLOOD V1 BOND, PUBLISHED BY FIDELITY AND DEPOSIT CO., ON FILE IN OFFICE OF KING COUNTY COMMISSIONERS.

GARDNER GARDNER & HITCHINGS INC

STATE OF WASHINGTON
COUNTY OF KING

RECORDS OF KING COUNTY, WASHINGTON

RECORDS OF KING COUNTY, WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING


ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING


SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT VIEW RIDGE DIV. NO.7 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF ORTH & GILBERT'S TEN ACRE TRACTS, AND THAT THE MONUMENTS AND LOT STAKES WERE SET AS COVERED BY FLOOD V1 BOND, PUBLISHED BY FIDELITY AND DEPOSIT CO., ON FILE IN OFFICE OF KING COUNTY COMMISSIONERS.

GARDNER GARDNER & HITCHINGS INC

STATE OF WASHINGTON
COUNTY OF KING

RECORDS OF KING COUNTY, WASHINGTON

RECORDS OF KING COUNTY, WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING


ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING


ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

VIEW RIDGE

DESCRIPTION

VIEW RIDGE includes Tract 1, and 9 includes Tract 24, both in State of Washington, County of King, as recorded in Vol. 59 pg 45, King County Plat Book.

ACKNOWLEDGMENTS

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN
NOV. 11, 1940

This is to certify that on this 11th day of Nov. 1940, before me, a Notary Public in and for the State of Connecticut, the undersigned witnesses, do hereby acknowledge the execution of the within instrument by the parties to the same, as their free and voluntary act and deed for the purposes and uses mentioned herein, and the same is executed by them in the presence of witnesses whose names are hereunto subscribed, and in the presence of this Notary Public, who has hereunto subscribed his name as Notary Public in and for the State of Connecticut, and is licensed to practice by the Supreme Court of the State of Connecticut.

BERNARD E. SPENCER
Notary Public
State of Connecticut
County of New Haven

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA
NOV. 11, 1940

This is to certify that on this 11th day of Nov. 1940, before me, a Notary Public in and for the State of California, the undersigned witnesses do hereby acknowledge the execution of the instrument by the parties to the same, as their free and voluntary act and deed for the purposes and uses mentioned herein, and the same is executed by them in the presence of witnesses whose names are hereunto subscribed, and in the presence of this Notary Public, who has hereunto subscribed his name as Notary Public in and for the State of California, and is licensed to practice by the Supreme Court of the State of California.

LAURA F. HOPKINS
Notary Public
State of California
County of Santa Clara

STATE OF WASHINGTON
COUNTY OF KING
NOV. 11, 1940

This is to certify that on this 11th day of Nov. 1940, before me, a Notary Public in and for the State of Washington, the undersigned witnesses do hereby acknowledge the execution of the instrument by the parties to the same, as their free and voluntary act and deed for the purposes and uses mentioned herein, and the same is executed by them in the presence of witnesses whose names are hereunto subscribed, and in the presence of this Notary Public, who has hereunto subscribed his name as Notary Public in and for the State of Washington, and is licensed to practice by the Supreme Court of the State of Washington.

DOROTHY M. SCAGLE
Notary Public
State of Washington
County of King

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING
NOV. 11, 1940

This is to certify that on this 11th day of Nov. 1940, before me, a Notary Public in and for the State of Washington, the undersigned witnesses do hereby acknowledge the execution of the instrument by the parties to the same, as their free and voluntary act and deed for the purposes and uses mentioned herein, and the same is executed by them in the presence of witnesses whose names are hereunto subscribed, and in the presence of this Notary Public, who has hereunto subscribed his name as Notary Public in and for the State of Washington, and is licensed to practice by the Supreme Court of the State of Washington.

L. J. HAWTHORN
Notary Public
State of Washington
County of King