S. P. Fries & ux

To

Fred P. Laudan & ux

WARRANTY DEED

THE GRANTOR, S. P. Fries and Jensine Fries, his wife, for and in consideration of Ten Dollars ($10.00) in hand paid, convey and warrant to Fred P. Laudan and Ruth W. Laudan, his wife, the following described real estate, to-wit:

Lot one (1) and the south half (S½) of lot two (2) in block five (5) Washington Heights Addition to the City of Seattle, according to plat recorded in Volume 3 of Plats, at page 110, records of King County, Washington, situated in the County of King, State of Washington, with all buildings and appurtenances thereon.

Said premises are conveyed subject to a mortgage thereof made by S.P. Fries and Jensine Fries, his wife, to Burwell & Morford, a corporation, dated the 16th day of January, 1929, and recorded in Volume 1112 of Mortgages, page 986, records of King County, Washington, for the sum of Six Thousand Dollars ($6,000.00) which said sum, with interest thereon from the 16th day of January, 1929, remains unpaid, and the said grantees hereby agree to assume and pay the same as part of the consideration of this conveyance, except interest which has accrued thereon to the date hereof, which sum grantees agree to pay.

Said premises are also conveyed subject to any outstanding assessments upon said property due the City of Seattle for the paving of the alley in the rear of said premises.

Grantors represent and agree that they are the owners of the remainder of block five (5) Washington Heights Addition to the City of Seattle, Washington, and warrant and agree that said remainder of block five (5) of Washington Heights Addition to the City of Seattle, Washington, or any part thereof, or any interest therein, shall not for a period of twenty-one (21) years from the date hereof be leased, sold, devised or conveyed to, or inherited by or otherwise acquired by, become the property of, used or occupied by, and person other than one of the white or Caucasian race, provided however, that such person not of the white or Caucasian race may be kept thereon by such Caucasian occupant or occupants strictly in the capacity of servant of said occupant or occupants.

Grantees covenant and agree that the property hereby conveyed nor any interest therein shall not for a period of twenty-one (21) years from the date hereof be leased, sold, devised or conveyed to, or inherited by, or otherwise acquired by, become the property of, used or occupied by, any person other than one of the white or Caucasian race, PROVIDED HOWEVER, that such person not of the white or Caucasian race may be kept thereon by such a Caucasian occupant or occupants strictly in the capacity of servant of such occupant or occupants.

Grantors warrant and agree that there will be no seepage of water into the basement of the house on said premises for a period of one year from the date hereof, and agree that in the event there is such seepage within said time, they will, upon request, install tiling in said basement to prevent such seepage to the satisfaction of grantees.

Dated this eighth day of June, 1929.

S. P. Fries, Grantor

Jensine Fries, Grantor

Fred P. Laudan Grantee

Ruth W. Laudan Grantee

State of Washington

County of King

I, Lucien F. Marion, a Notary Public, duly commissioned and sworn, do hereby certify that on the 8th day of June, 1929, personally appeared before me, S.P. Fries and Jensine Fries, his wife, to me
Filed for record at request of Arthur R. Hare, Sch. Dist. No. 120, July 25, 1930, at 4:16 p.m. past 5 P.M.

George A. Grant, County Auditor.

S. P. Fries, et ux,

to

Louis E. Shear,

STATUTORY WARRANTY DEED

THE GRANTOR'S S. P. Fries and Jensine Fries, his wife, for and in consideration of Ten Dollars ($10.00) and other valuable considerations, in hand paid, convey and warrant to Louis E. Shear, the following described real estate, situated in the County of King, State of Washington:

South seventeen (17) feet of lot sixteen (16), all of lot seventeen (17) and the north three (3) feet of lot eighteen (18) block five (5) in Washington Heights an Addition to the City of Seattle, according to plat recorded in volume 3 of plats, page 110, records of King County, Washington, together with the appurtenances thereunto belonging.

Subject to: Mortgage, covering the south 9 feet of lot 16, all of lot 17 and the north 3 feet of lot 18, said block 5, executed December 6th, 1929, by S. P. Fries and Jensine Fries, his wife, to Burwell and Morford, a corporation, to secure the payment of $8000.00 and interest; recorded December 6th, 1929, in Volume 119 of Mortgages, page 426, under Auditor's file #2575562, records of King County, Washington, which mortgage has been assigned to and is now held of record by the Provident Mutual Life Insurance Co. of Philadelphia, a corporation, which said Grantee agrees to assume and pay according to said terms as set forth.

Covenants and restrictions as imposed by the agreement set forth in a Deed filed for record under Auditor's file #2641912, records of said County, to the effect that for a period of 21 years from June 8th, 1929, said premises shall not be leased, sold, devised or conveyed to or acquired by any person than one of the white or caucasian race, provided however, that a person not of the white or caucasian race may become an occupant in the capacity of a servant.

Dated this 28th day of May, A. D. 1930.

S. P. Fries (Seal)

Jensine Fries (Seal)

State of Washington, ss.

County of King.

On this 28th day of May, A. D. 1930, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared S. P. Fries and Jensine Fries, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

(J. S. B. Notarial Seal)

(Com Ex. July 8, 1932)

Filed for record at request of Washington Title Ins. Co., July 25, 1930, at 7 min past 4 P.M.

George A. Grant, County Auditor.
WASHINGTON-HEIGHTS-AN ADDITION

TO THE CITY OF SEATTLE

Description:

This Plat conveys Tract A of said Plat of the Seattle Monument Association, more particularly described and
Located on the W 1/2 of Section 24, T 20 N, R 36 W, in King
County, Washington Territory, a line being the S
boundary of said Plat, thence S and E a distance of 300
feet, thence E and S a distance of 300 feet, thence S
and E a distance of 300 feet, and thence N and W a
distance of 300 feet, to the point of Beginning, all
measured and described as a Tract of Land to be
known as Tract A, more particularly described and
Located on the W 1/2 of Section 24, T 20 N, R 36 W,
in King County, Washington Territory.

Dedication:

This Plat conveys Tract A of said Plat of the Seattle
Monument Association, more particularly described and
Located on the W 1/2 of Section 24, T 20 N, R 36 W,
in King County, Washington Territory, a line being the S
boundary of said Plat, thence S and E a distance of 300
feet, thence E and S a distance of 300 feet, thence S
and E a distance of 300 feet, and thence N and W a
distance of 300 feet, to the point of Beginning, all
measured and described as a Tract of Land to be
known as Tract A, more particularly described and
Located on the W 1/2 of Section 24, T 20 N, R 36 W,
in King County, Washington Territory.

Acknowledgement:

This Plat conveys Tract A of said Plat of the Seattle
Monument Association, more particularly described and
Located on the W 1/2 of Section 24, T 20 N, R 36 W,
in King County, Washington Territory, a line being the S
boundary of said Plat, thence S and E a distance of 300
feet, thence E and S a distance of 300 feet, thence S
and E a distance of 300 feet, and thence N and W a
distance of 300 feet, to the point of Beginning, all
measured and described as a Tract of Land to be
known as Tract A, more particularly described and
Located on the W 1/2 of Section 24, T 20 N, R 36 W,
in King County, Washington Territory.