

41912 S. P. Fries et ux

To

## Warranty Deed and Agreement

Fred P. Laudan et ux

## WARRANTY DEED

THE GRANTORS, 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 ( $\frac{1}{2}$ ) 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, together 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 96, 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 grantors 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 ) ss

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 E. Hare, Sch. Dist. #130, July 25, 1930, at 42 min past 3 P.M.

HB

George A. Grant, County Auditor.

S. P. Fries, et ux,

to

Warranty Deed

Louis E. Shela,

STATUTORY WARRANTY DEED

THE GRANTOR'S S.P.Fries and Jensine Fries, his wife, for and in consideration of Ten Dollars (\$10. and other valuable considerations, Dollars, in hand paid, convey and warrant to Louis E. Shela, 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 Burwa and Morford, a corporation, to secure the payment of \$6000.00 and interest; recorded December 6th, 1929, in Volume 1129 of Mortgages, page 428, under Auditors file #2575362, 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 Auditors file #2541912, 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 too or acquired to occupied 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 )

James S. Bush,

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

Filed for record at request of Washington Title Ins.Co., July 25, 1930, at 07 min past 4 P.M.

HB

George A. Grant, County Auditor.

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Thomas B. Hughes, et ux,

to

Real Estate Contract

2619364

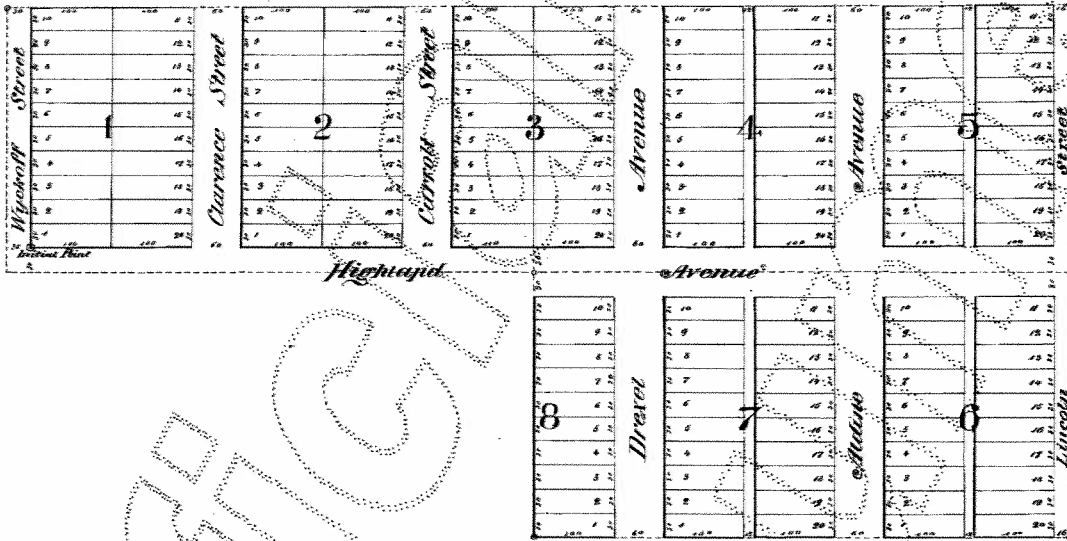
2619418

# WASHINGTON-HEIGHTS-AN ADDITION

## TO THE CITY OF SEATTLE

Scale 50 feet - inch.  
March 1898  
Scale of Records 100 feet - 1 inch.

R. H. Thomson & Co.  
Engineers & Surveyors



### Description.

This Plat covers Tract 17422 1/2 of the Seattle Homestead Association, more particularly bounded and described as follows: Beginning at the S.W. corner of 4th N.W. 1/4 of Section 24 in Township 35 North of Range 4 East N.M. in King Co. W.T. Thence North 52° chains, Thence East 20° chains, Thence South 10° chains, Thence West 10° chains, Thence North 52° chains, Thence West 10 chains to the place of beginning. The initial point is the S.W. corner of Block 1, which point is 30 feet North of and 10 feet East of the S.W. corner of the S.W. 1/4 of said Section 24.

Dimensions of all lots, avenues & alleys are as indicated in feet by red figures on the plat.

Approved by the Mayor and Common Council of the City of Seattle, on the 6th day of April A.D. 1898.

Witness

C. W. Ferris  
Clerk

Robert Moran  
Mayor



32656  
Filed for Record at the request of The Saville-Bornans, F.L.C. May 6 A.D. 1898, at 54 min. paid 10 c.m. and recorded in Vol 5 of Plat Book page 80 Records of King County W.T. Co. Auditor Deputy

### Dedication.

BEFORE ALL MEN BY THESE PRESENTS - That we, the Seattle Land and Improvement Company a corporation duly organized under the laws of Washington Territory, by J. M. Thompson, President and I. D. Brown, Secretary, and F. E. Sander, Nellie B. Sander, his wife, and Suteliff Baxter, Harriet Baxter, his wife, all of King County, Washington Territory, on this 5th day of April A.D. 1898, laid off and platted as Washington Heights an addition to the City of Seattle, the following described tract of Land - Beginning at the S.W. corner of the N.W. 1/4 of Section 24, T. 35 N. R. 4 E. W.M. in King Co. W.T. - Thence North 52° chains, Thence East 20° chains, Thence South 10° chains, Thence West 10° chains to the place of beginning, being more or less 1/2 of 32 1/2 acres as per unrecorded plat of the Seattle Homestead Association - And we hereby dedicate to the use of the public forever all the avenues, streets and alleys laid out on this Plat.

In Testimony whereof we have hereunto set our hands and affixed our corporate and individual seals the day and year first herein named.

The Seattle Land & Improvement Co.  
By J. M. Thompson, President  
I. D. Brown, Secretary

Fred. E. Sander  
Nellie B. Sander  
Suteliff Baxter  
Harriet Baxter

In Presence of  
Percy W. Rochester  
John E. Ayer

### Acknowledgement.

Territory of Washington } ss.  
County of King

This certifies that on this 5th day of April A.D. 1898, before me, Percy W. Rochester, a Notary Public in and for Washington Territory - personally came J. M. Thompson, President and I. D. Brown, Secretary of the Seattle Land and Improvement Company an Association duly incorporated under the laws of Washington Territory, and F. E. Sander, Nellie B. Sander, his wife, and Suteliff Baxter, Harriet Baxter, his wife, known to me to be the persons severally named in and executed the accompanying Plat of Dedication of Washington Heights an Addition to the City of Seattle and each of said persons duly acknowledged the execution thereof for the uses and purposes therein set forth. And the said Nellie B. Sander and Harriet Baxter wives of said F. E. Sander and Suteliff Baxter, each on examination by me separately and apart from her said husband, when the contents of said instrument were by me fully made known unto her, severally acknowledged to me that she executed the same freely and without fear of or coercion from any one - Witness my hand and official seal the day and year in this certificate first above written.

Percy W. Rochester.

Notary Public in and for Washington Territory

