THE GRANTOR, SOUTH SEATTLE LAND COMPANY, a Washington Corporation, for and in consideration of Ten and No/100ths ($10.00) Dollars, in hand paid, conveys and warrants to HENRIETTA BADRUM, as Administratrix of the Estate of ELIAS MAR KAYE, Deceased, the following described real estate, situated in the County of King, State of Washington:

Beginning at a point on the west line of Section 6, Township 27 north, range 4 East, W.M. distant North 00°48' East, 1143.95 Feet from the west one-quarter corner of said Section 6, and running thence North 89°21'11" East, 45.00 Feet to a point on the east margin of First Avenue South and the true point of beginning of this description; thence along the said east margin North 00°48' East, 50.00 Feet; thence North 89°21'11" East, 265.11 Feet; thence South 00°48' East, 50.00 Feet; thence South 89°21'11" West, 265.11 Feet to the true point of beginning.

Subject to any unpaid charges for installation of water service and for water, electric light, power or sewer service furnished to said premises by a city, town or district.

Subject to assessment for electric transmission line over the streets of the unrecorded plat, as granted by South Seattle Land Company, a corporation; to Light & Power Company, Massachusetts corporation, by instrument dated July 30, 1927, recorded November 28, 1927, in volume 1285 of deeds, page 387, under the date of this file No. 2975892, records of said county; together with the right to cut brush and trees on adjacent property which, in the opinion of the grantee, constitute a menace or danger to the line, and the right to enter adjacent property for the purpose of making repairs to the line.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor, as vendor, and grantee, vendee, dated on the 17th day of January, 1945, and the covenants and warranties contained in this deed are hereby expressly limited to and made as of the 1st day of August, 1945, and there are excepted from the warranties hereof, any and all taxes and assessments becoming payable after the 1st day of August, 1945, and any and all liabilities, losses and insurances created, permitted or imposed by the grantor or his predecessors or successors in interest (other than grantor) in the premises hereby conveyed, or by any person claiming by, through or under said grantor or his predecessors or successors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and understood to be subject to the following restrictions and conditions, to wit: (a) The grantor, his heirs, personal representatives, assigns, shall not erect or maintain, or permit to be erected or maintained, any dwelling of the value of less than Twenty-five Hundred and No/100 Dollars ($2500.00), nor shall any portion of such dwelling house be erected or maintained on any part of said premises within Twenty (20) feet of the line of any street, provided, that the foregoing restrictions shall not apply if the type and exterior design and intended location of said dwelling has first been approved by South Seattle Land Company. (b) No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the grantor, his heirs, personal representatives, assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit any such person 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.

This 8th day of November, 1945.

SOUTH SEATTLE LAND COMPANY
Lot 240, blk 195, pl 161
11/8/45
So. Seattle Land Co.

3578416

Boulevard Park / Southern Heights

N 120th St, S + 204th AVES

unincorporate King CO

N 8th AVES