

Geo. A. Spencer

Warranty Deed

To

Gertrude L. Spencer

The Grantor, Geo. A. Spencer for and in consideration of one (\$1.00) Dollar in hand paid, conveys and warrants to Gertrude L. Spencer.

Lot Fifteen (15), Block Thirteen (13), Ladd's Second Addition to South Seattle, King County, Washington.

And the grantee by the acceptance of this conveyance does hereby covenant, grant and agree to and with the grantor that the said described and granted premises shall be held subject to all the restrictions hereinafter defined, and the grantor does hereby covenant, grant and agree to and with the grantee that all the remaining lots and parcels of land hereinafter described shall be held subject to all the restrictions hereinafter defined, said covenants to be covenants running with the land and not conditions subsequent.

Property Effectuated.

Said restrictions shall effect the use of all lots in each of Blocks 6 to 16, both inclusive, Jefferson Park Addition, Division No. 2, to the City of Seattle, according to plat recorded in Volume 30 of Plats at pages 13 and 14, records of said County, and all Lots in Blocks 9, 11 and 12, and all lots in Block 10 except Lot 8, and in Blocks 14 to 17, both inclusive, and all lots in Blocks 19 and 20 and all lots in Block 13, except lot 3, and all lots in Block 18, except Lot 1, and Lots 28 to 41, both inclusive and the Westerly 15 feet of Lot 16 and 17, Ladd's Second Addition to South Seattle, King County, Washington, according to plat recorded in Volume 11 of Plats at page 57, records of said County, and shall run henceforth until the first day of August 1942.

None of the said restrictions shall effect any of said described lots unless such lot or lots shall be within the "First Residence District" or the "Business District" as provided by the zoning ordinance of the City of Seattle, and then only from and after the time and so long as the same may be brought within and remain within the said "First Residence District" or said "Business District", as provided by any ordinance of said City of Seattle now effective or hereafter to become effective.

Building Restrictions. "Business District"

No building shall be erected on any lot in "Business District" facing on 15th Avenue South, any part of which building shall be within 15 feet of the margin of such Avenue, except lots in Block 6, Jefferson Park Addition Division No. 2.

No building shall be erected on any lot in "Business District" other than one having exterior walls constructed of masonry (concrete or brick), or steel.

Building Restrictions "First Residence District"

A.S.

No building shall be erected on any lot in First Residence District adjoining 10th Avenue South 11th Avenue South or 12th Avenue South, any part of which building shall be within 25 feet of the marginal line of such Avenue, except on Lots whose greatest depth is less than 80 feet in which case said building line may be less than 25 feet of the marginal line but in no case less than 15 feet from marginal line and no building other than a private garage appurtenant to a residence shall be erected on any of said lots unless building shall cost at least the sum of \$3000.00.

No building shall be erected on any lot adjoining 13th Avenue South and 14th Avenue South, any part of which building shall be within 25 feet of the marginal line of such Avenue, and no building other than a private garage appurtenant to a residence shall be erected on any of said lots unless such building shall cost at least the sum of \$3500.00.

No building shall be erected on any lot adjoining 15th Avenue South, any part of which building shall be within 25 feet of the marginal line of such Avenue, except on lots whose greatest depth is less than 80 feet in which case said building line may be less than 25 feet of the marginal line but in no case less than 15 feet from marginal line and no building other than a private garage appurtenant to a residence shall be erected on any lot adjoining the West marginal line of said 15th Avenue South, unless such building shall cost at least \$4000.00, and on any lot adjoining the East side of Fifteenth Avenue South, unless such building cost at least \$5000.00.

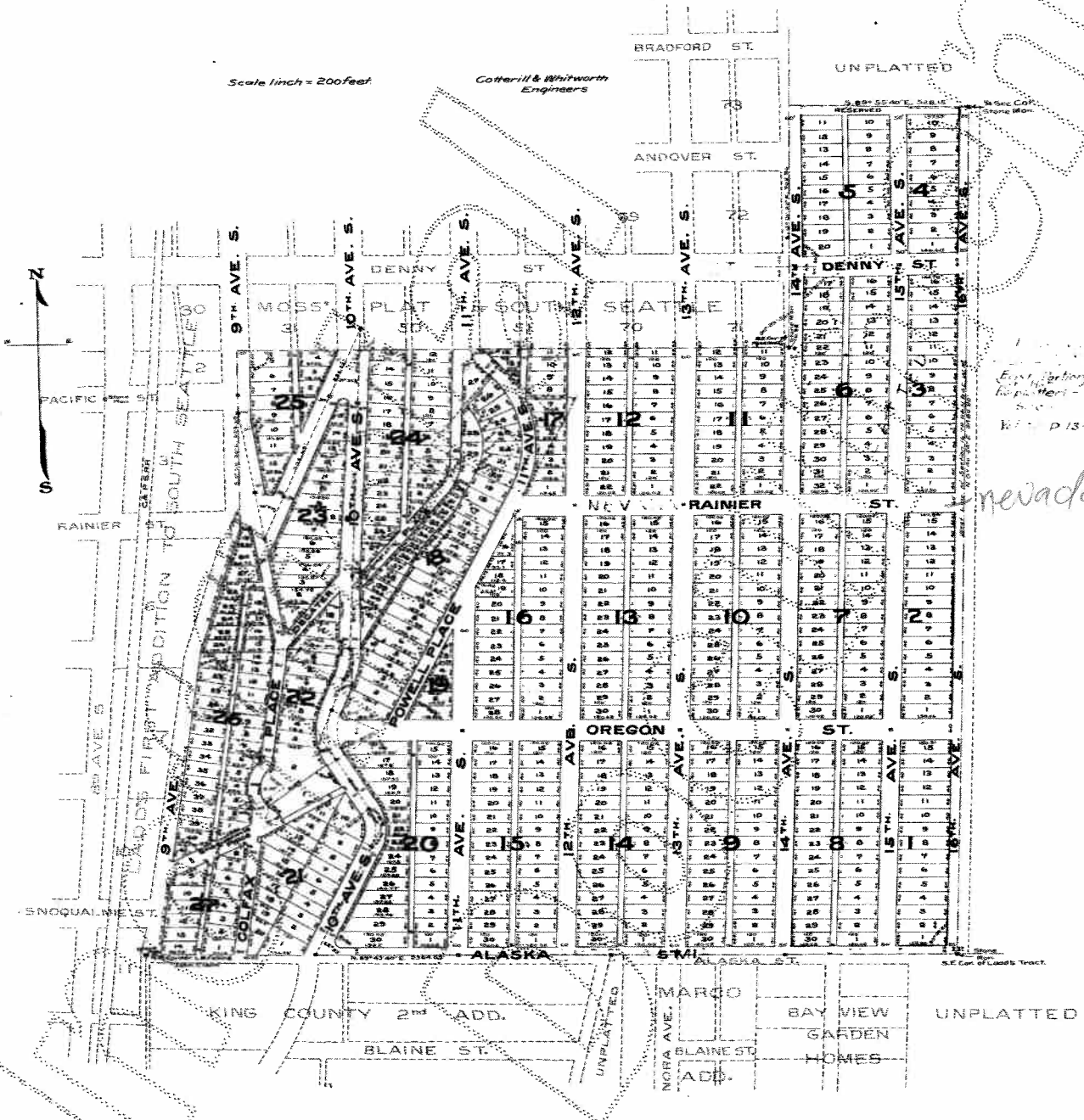
Industrial District

Ladd's Second Addition to South Seattle

KING COUNTY WASHINGTON

Scale 1 inch = 200 feet

Cottrell & Whitworth
Engineers



Examined and approved this 7th day of March 1904
P. F. Wright
County Surveyor

nevada

Examined and approved this 7th day of March 1904
P. F. Wright
County Surveyor

Approved by the Board of County Commissioners of King County this 8th day of March 1904
Charles Baker
Chairman

Attest
Geo. B. Lamping
Secretary of the Board of County Commissioners.
By F. F. French
Deputy

300570
Filed for Record at Request of Rainer Invest. Co. June 13 1904 at 1 min past 3 P.M. and recorded in Vol 11 of Plats page 57
Records of King County Wash.
Geo. B. Lamping
County Auditor
By J. J. French
Deputy



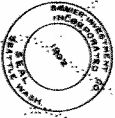
Comp. S. E.

DESCRIPTION

This plat of "Ladd's Second Addition" to South Seattle, King County, Washington, comprises lots seven (7), eight (8), eleven (11) and twelve (12) of Section 12 of Township 24 North of Range 4 East of W.M., except a strip off the west side of said lots 7 and 12, hereinafter embraced in the plat of Ladd's First Addition to South Seattle. The initial point is the S.E. corner of lot 1 which is 25 feet north of and as far west as the same monument marking the S.E. corner of the Ladd Tract. The width of all streets, and alleys and their dimensions, and all other data, as indicated in the plat, bearing to this plat, on the basis of the plat to the Standard Meridian of the City of Seattle as established by Ord. 2542

DEDICATION

Know all men, by these presents that the Rainier Investment Company, a corporation duly organized and incorporated under the laws of the State of Washington, and having its principal place of business in the City of Seattle, owners of the simple of the above described lots 7, 8, 11 and 12 of Section 12, T24 N 4 E W.M. does hereby declare this plat of Ladd's Second Addition to South Seattle, King Co. Washington and hereby dedicate to the use of the public forever all the alleys, streets and avenues shown hereon. In witness whereof said corporation has caused its name to be subscribed and its corporate seal to be affixed by its President and its Secretary, respectively this 28 day of March A.D. 1924. My hand and seal as President of the above named corporation at the City of Seattle, Washington this 28th day of March A.D. 1924. Witness my hand and seal as Secretary of the above named corporation at the City of Seattle, Washington this 28th day of March A.D. 1924.



ACKNOWLEDGMENT

State of Washington, County of King. This is to certify that on this 28th day of March A.D. 1924, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared: N. H. Larimer, and John H. Powell, as President and Secretary, respectively of the Rainier Investment Company, a corporation, personally known to me to be the president and Secretary, respectively of said corporation, when executed the foregoing instrument, and they acknowledged to me that said instrument was executed by said corporation through them as President and Secretary, respectively of said Rainier Investment Company, as its free and voluntary act and deed for the uses and purposes herein mentioned. My hand and office my official seal this day and year in this certificate first above written. N. H. Larimer and John H. Powell, Notary Public in and for the State of Washington, residing at same

