

3604445

SPECIAL WARRANTY DEED

2521 60  
1946

THE GRANTOR, SEATTLE TRUST AND SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Washington with its principal office at Seattle, for and in consideration of the sum of -- Ten and no/100 -- (\$10.00) -- Dollars, lawful money of the United States of America, in hand paid, does by these presents grant, bargain, sell, convey and confirm to -- CHRISTINA MUILENBERG, a married woman, -- of -- Seattle, Washington, -- and to her heirs and assigns, the following described real estate situated in the County of KING State of Washington, to-wit:

Lot twenty-eight (28), block six (6), Lago Vista, according to plat thereof recorded in volume 30 of plats, page 45, records of said county;

Subject to right of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat in the reasonable, original grading of all the streets, avenues, alleys and roadways shown thereon, as granted in the dedication of the plat; also

Subject to water, water rights and matters relating thereto; and

Subject to easement for electric transmission line as granted by Crawford Conover, a Washington corporation, to The City of Seattle, a municipal corporation, by instrument dated July 24, 1922, recorded July 28, 1922, in volume 1181 of deeds, page 146, under auditor's file No. 1639170, records of said county;

Subject also to restrictive covenants as follows: That no part of said described premises shall be used or occupied by any person not of white or Caucasian race; grantee shall not pollute nor permit pollution of water in any stream running past or through said premises; grantee shall not check nor dam such water nor interfere with the flow thereof further than necessary for irrigation and drinking purposes; that the exterior of all improvements erected or placed upon said premises shall be painted or stained before being occupied, unless constructed of natural logs; that all dwellings shall be of such a size as to cover a ground space of at least 14 x 20 feet; that the dwelling shall not have a shed or shanty roof; and that all of said covenants shall be construed as covenants running with said land.

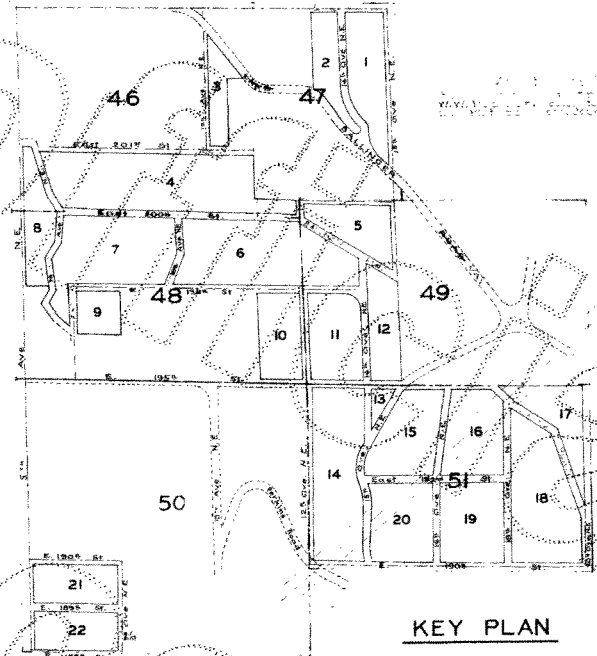
To have and to hold the said premises with the appurtenances unto the said Grantee and to her heirs and assigns forever;

And the Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said lands, premises and appurtenances

# LAGO VISTA KING COUNTY WASHINGTON

Parker & Hill Engineers

Scale: 1 in. = 100 ft.



Scale of Key Plan - 1 inch = 500 ft.

Examined and approved by the Board of County Commissioners this 18 day of July, 1927

Attest  
C. F. Gage  
Deputy Clerk

Frank H. Paul  
Chairman



### KEY PLAN

### DESCRIPTION

This Plat of LAGO VISTA, King County, Washington, covers and includes the following described tracts of land to wit: Replat of that portion of Lake Ballinger Garden Tracts as recorded in Vol. 17 of Plats page 95 Records of King County, Washington more particularly described as follows: portion of Tract 17 S.W. 1/4 of County Road, portion of Tract 19 S.W. 1/4 of County Road, W. 1/4 of Tract 20, Tracts 25 & 26 less W. 1/4 of Tracts 27 & 28, Tract 29 except W. 1/2 49' Tracts 30 north of Road, Tract 34 N.E. 1/4 of road, Portion Tract 37 lying N. 1/4 & Ely of Ballinger Road, W. 1/2 Tract 40, W. 1/2 Tract 41, Tracts 44, 45 & 46, Tract 49, Tract 52, Tract 55, Tracts 58, 59, 60 & 61, Tracts 66 & 67, Tracts 70, 71, 72, 73, 74, 75, Tracts 76 & 77 less county road, Tracts 78 & 79, Tracts 86, Tracts 87, 88, 89 and 91 less county road, Tract 90, Tracts 92 to 103 both inclusive; also the N.W. 1/4 of the S.W. 1/4 of the S.E. 1/4 of Sec. 5 Twp. 26 N. R. 4 E. W. 4.

The dimensions of all tracts, streets and avenues are as shown on the face of the plat.

The bearing of various street & tract lines are as shown on the face of the plat.

\* Standard Concrete Monuments 7"x7"x6" Indicated thus \*

I hereby certify that the above plat is based upon an actual survey and subdivision of said description that the courses and distances are shown hereon correctly and tract corners have been staked on the ground.

Parker & Hill  
By: I. Curtiss Parker

### DEDICATION

State of Washington } ss Know all men by these pre-  
County of King } sents, that Crawford & Conover, a Corporation  
organized & existing under the laws of the State of  
Washington, and having its principal place of busi-  
ness in the City of Seattle in said State of Wash-  
ington and being the owner in fee simple of the  
tracts of land comprising this plat of LAGO VISTA  
King County Washington does hereby declare this  
plat and does hereby dedicate to the use of the  
public forever all the streets and avenues shown  
hereon and the use thereof for any and all  
public purposes; not inconsistent with the use  
thereof for public highway purposes; also the right  
to make all necessary slopes for cuts or fills upon  
the tracts shown on this plat in the reasonable  
grading of all streets shown hereon.

In witness whereof we have hereunto set our  
hands and seals this 30th day of June 1927.

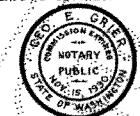


CRAWFORD AND CONOVER  
By: C. I. Conover  
Vice President  
By: Clayton Crawford  
Secretary

### ACKNOWLEDGEMENT

State of Washington } ss. This is to certify that on this  
County of King } 30th day of June 1927 before me, the undersigned,  
a notary public, personally appeared C. I. Conover  
to me known to be the vice-president and Clayton  
Crawford known to me to be the secretary of Craw-  
ford and Conover the corporation which executed the  
foregoing dedication and who acknowledged  
to me that they signed and sealed the same as their  
free and voluntary act and deed for the uses and  
purposes therein mentioned, that they are author-  
ized by said corporation to execute said instru-  
ment and the seal hereunto affixed is the corpo-  
rate seal of said corporation.

In witness whereof I have hereunto set my hand  
and affixed my official seal the day and year  
above written



Geo. E. Grier  
Notary Public in and for  
the State of Washington  
residing at Seattle.

2380984

Filed for record at the request of the County Engineer this 19th day of July, A.D. 1927 at 11 min. post 2 P.M. and recorded in Vol. 30 of Plats pages 45 & 47-48-49-50-51 Records of King Co. Wn.

Examined and approved this 19th day of July, 1927

By: Thos. D. Huot  
C.M. Deputy

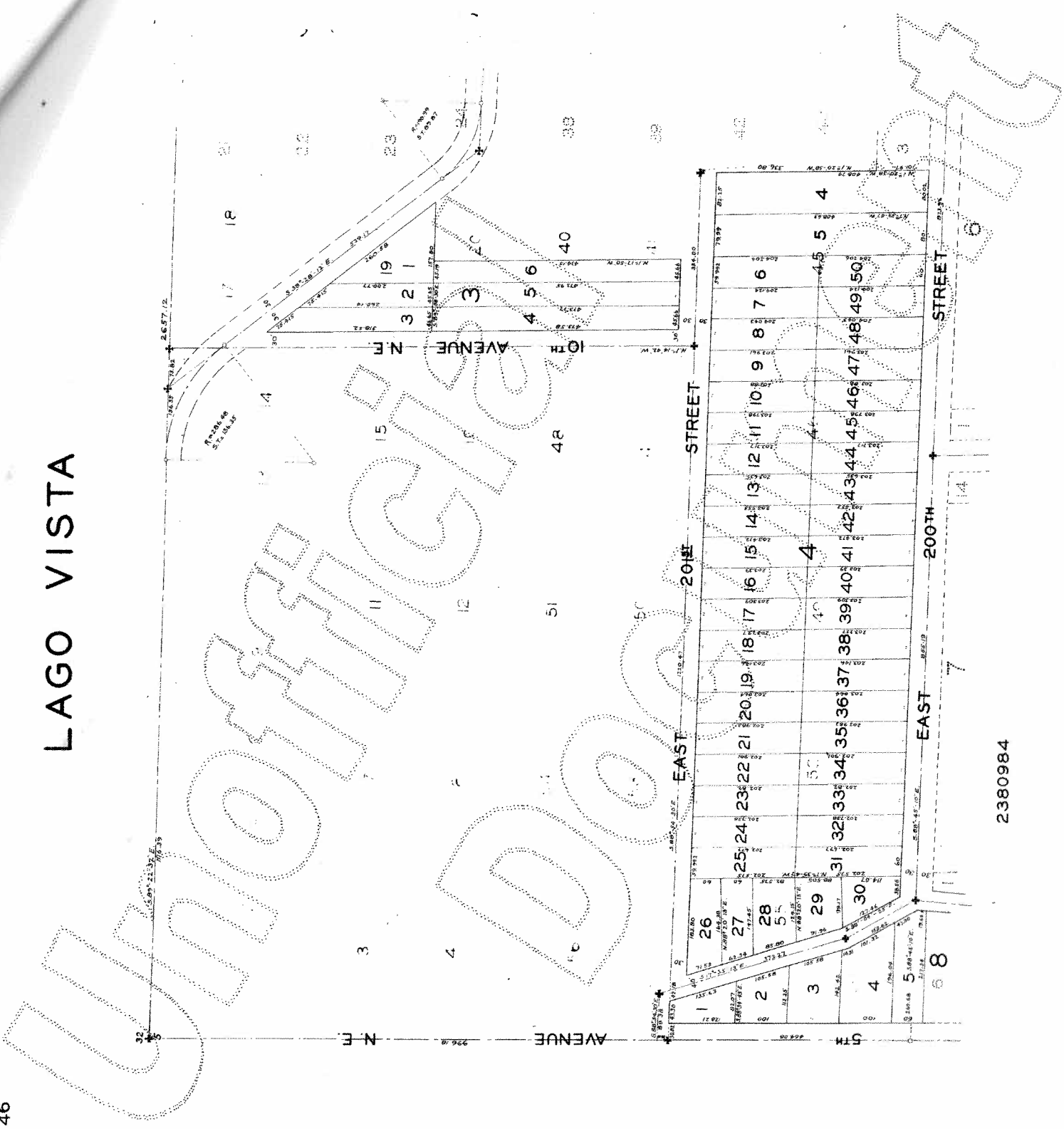
Don. H. Evans  
County Engineer

By: George A. Grant  
County Auditor

By: Percy F. Thomas  
Deputy

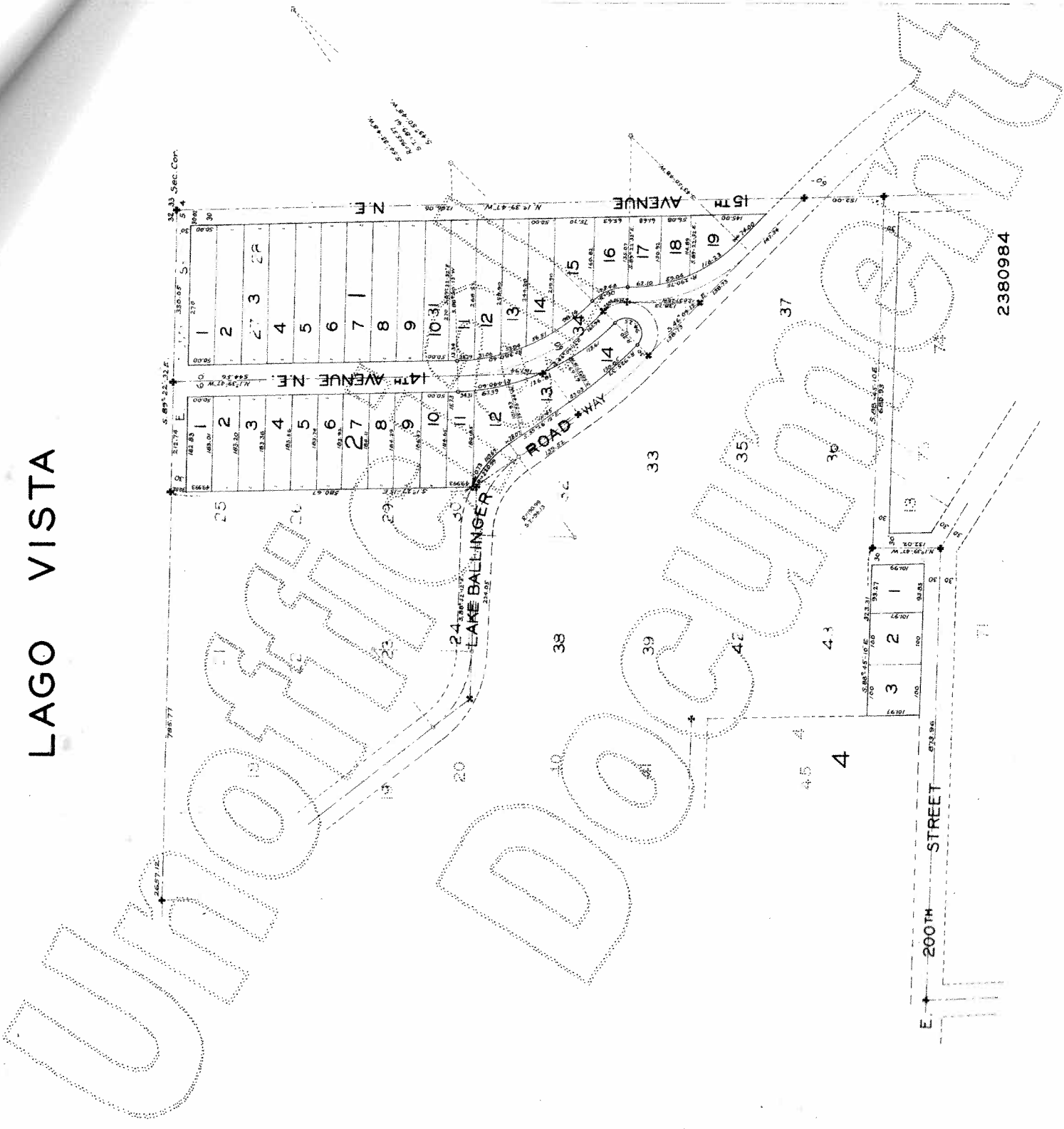
Thomas H. Carter  
Draftsman

# LAGO VISTA



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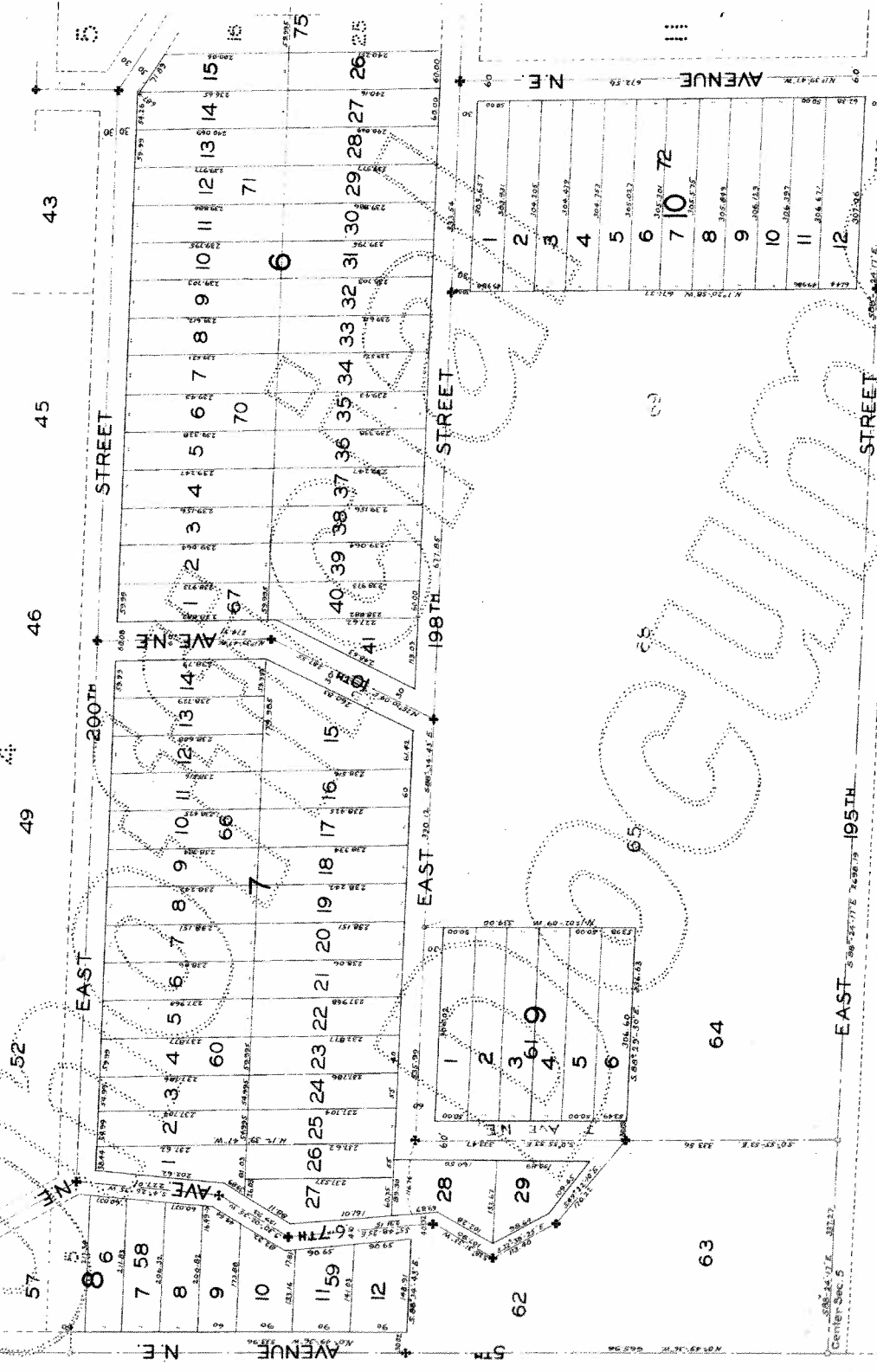
# LAGO VISTA



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# LAGO VISTA

SEE SURVEY VOL. 14, PAGES 108.



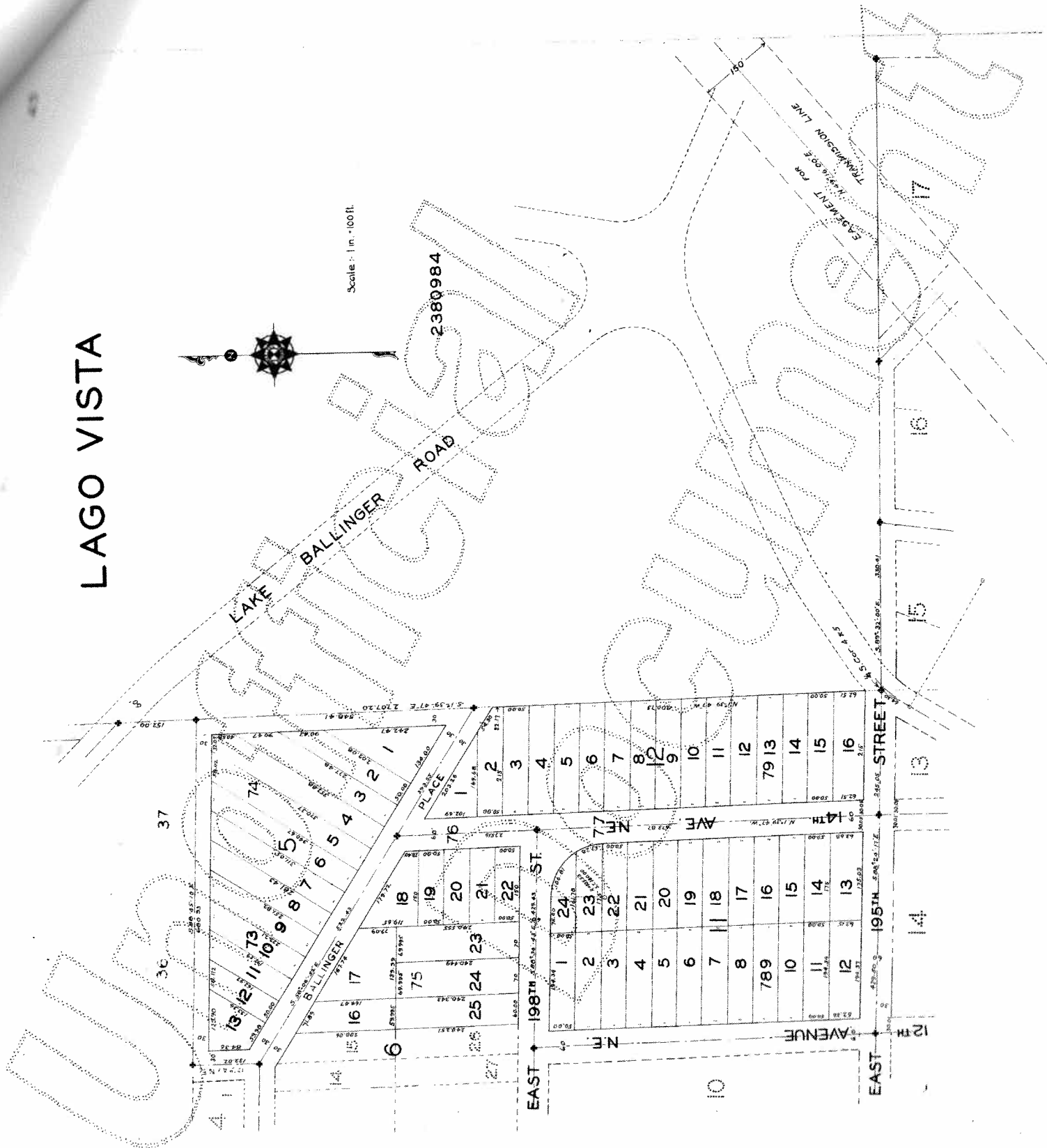
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# LAGO VISTA



Scale: 1 in. = 100 ft.

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63

64

65

68

69

10<sub>2</sub>

Under Sec 5

EAST

195<sup>TH</sup>

STREET

LAGO VISTA

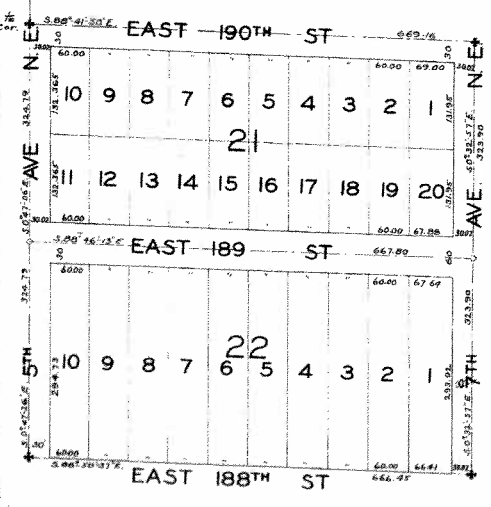
Unofficial Document

10<sup>TH</sup> AVENUE N.E.

PERKINS ROAD

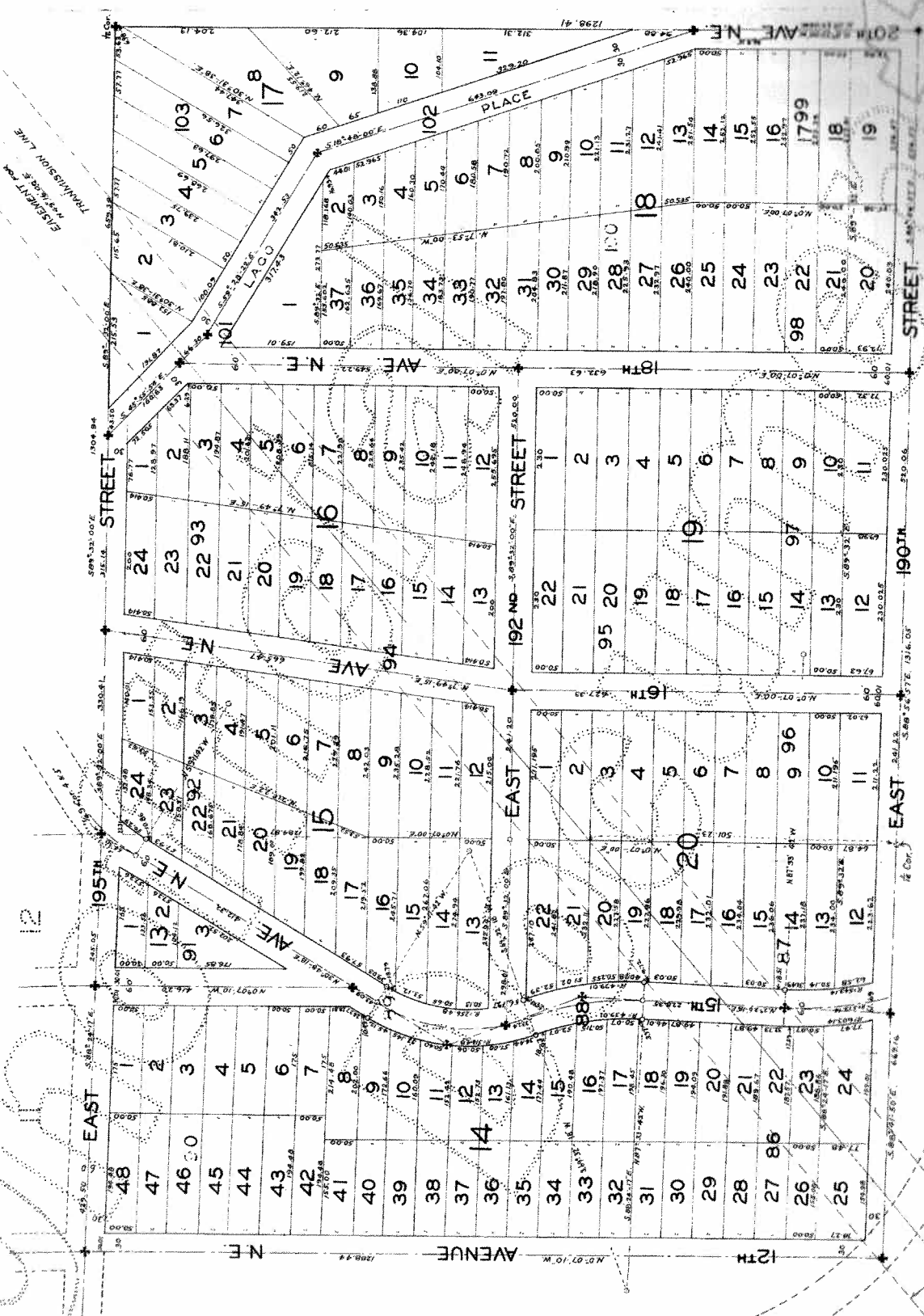
12<sup>TH</sup> AVENUE N.E.

14



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# LAGO VISTA



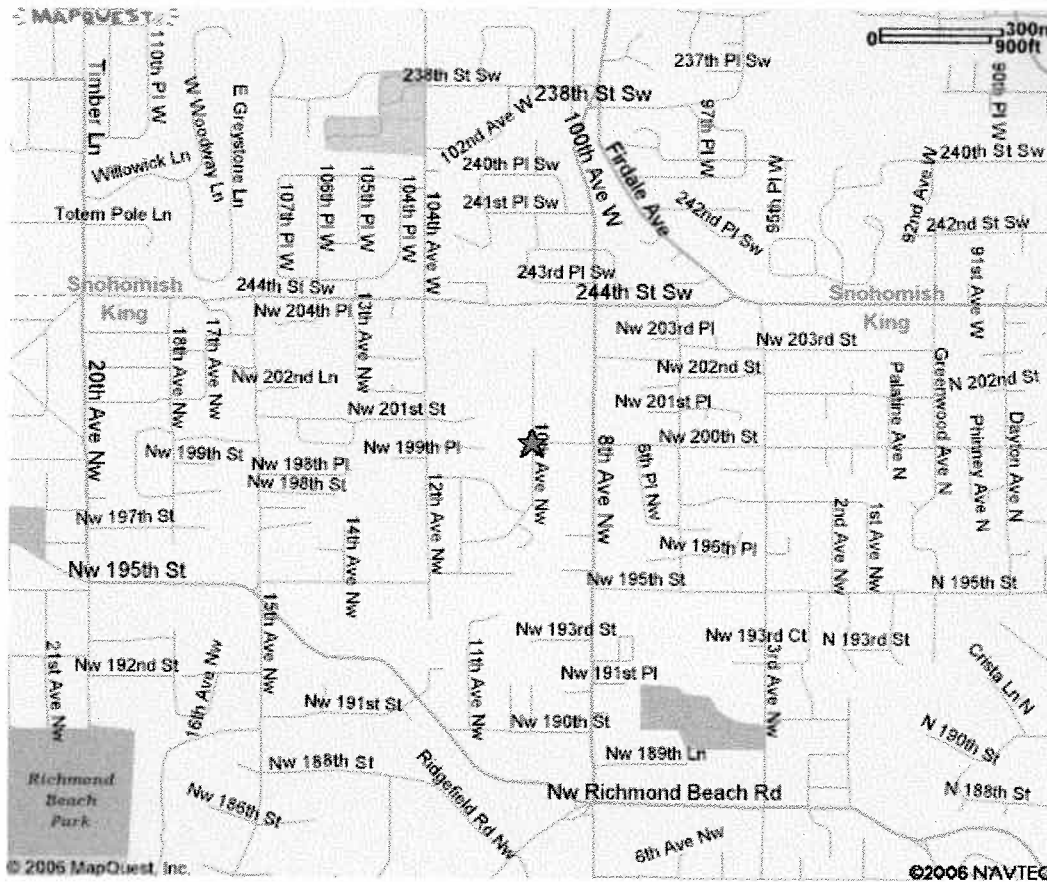
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Nw 200th St & 10th Ave Nw  
Seattle WA  
98177 US

Notes:



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