

Lake Forest Park
plot 1 Led 1520 p 406
3/9/1932

5540

Seattle Trust Company

Warranty Deed

to

Edwin L. Olson

Special Warranty Deed

The grantor, Seattle Trust Company, a corporation duly organized and existing under the laws of the State of Washington, with its principal office at Seattle, Washington, for and in consideration of the sum of ten and no/100 dollars (\$10.00), lawful money of the United States of America, in hand paid, does by these presents grant, bargain, sell, convey, and confirm to Edwin L. Olson, the following described real estate situated in the County of King, State of Washington, to-wit:

Lots Twelve (12) and Thirteen (13), Block Thirty (30), Lake Forest Park Third Addition, King County, Washington, according to plat thereof recorded in Volume 22 of Plat, page 4, 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.

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

Subject to taxes, assessments, liens and other encumbrances of record subsequent to November 2, 1925.

Together with the appurtenances.

To have and to hold the said premises with the appurtenances unto the said Edwin L. Olson 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. Except as herein set forth.

The following restrictions shall run with the lands in this deed described and be binding upon the grantee, his heirs and assigns.

1. There shall never be sold upon any part of Lake Forest Park nor upon any addition to Lake Forest Park, by any persons whomsoever, intoxicating liquors, spirituous or malt, of any kind or character except such as a physician may prescribe.

2. The grantee, his heirs and assigns, shall so build all buildings upon the property conveyed and endeavor to so guard all streams running past or through the property that the water will remain sweet and pure and fit for drinking purposes, and they shall not check or dam the water nor interfere with it further than may be necessary for irrigation and drinking purposes.

3. Said premises or any part thereof shall not be sold or leased or permitted to be occupied by any person or persons not of what is commonly known as the white or Caucasian Race.

This deed is issued in fulfillment of that certain real estate contract dated November 2, 1925, entered into by and between the Seattle Title Trust Company and grantee herein.

In witness whereof, Seattle Trust Company, has caused these presents to be subscribed by its Vice President and Assistant Secretary and its corporate name and seal to be hereunto affixed this 9th day of March, 1932.

.K.
.R.G.
.E.
.W.

(S. T. Co. Corp. Seal)

Seattle Trust Company

By Henry H. Judson

Vice President

By V. R. Graves

Assistant Secretary

State of Washington)ss.
County of King

On this 9th day of March, 1932, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Henry H. Judson and V. R. Graves, to me known to be the Vice President and Assistant Secretary, respectively, of Seattle Trust Company, the