

To

~~Plymouth Collateral Co.~~

WARRANTY DEED

THE GRANTOR, The Goodwin Company, a corporation, of Seattle, Washington, for and in consideration of Ten and no/100 (\$10.00) Dollars in hand paid, conveys and warrants to Plymouth Collateral Co. a corporation, of Seattle, Washington, the following described real estate situate in King County, Washington to-wit:

Lot Two (2), Block Forty (40), Lake Ridge Division

Excepting and Reserving therefrom an easement [REDACTED] right-of-way over and across a strip four feet wide paralleling and abutting the southwesterly [REDACTED] of said realty for the erection, construction, maintenance and operation of pole lines, with the necessary cross-arms and wires, for the transmission of electrical energy, and for telephone and telegraph lines, together with the right of entry for the purpose of erecting, constructing, maintaining, repairing and operating the same, together with the further right of conveyance or lease of the whole or any portion of such easement and right-of-way and right of entry to any firm, corporation, municipal body, person or persons.

This Deed is made upon the following conditions which shall run with the land and be binding upon said grantee and its successors in interest until the first day of January, 1950, to-wit:

1. No building shall be erected on said lot or lots that shall cost less than \$6000.00, including dwelling and garage, nor that shall be considered by Grantor to be objectionable or detrimental to adjacent property, nor until plans therefor shall have been approved by Grantor. Nor shall any portion of such building excepting steps be erected between the street line of said lot and the line marked on the Plat as "building line", nor within five feet of any abutting lot, except that, in case a garage is built on the rear of said lot, said garage may be erected on the abutting lot line, and except that on certain lots in said plat owing to their contour, garages may extend beyond the building line upon written approval by Grantor; nor shall any building be erected on said lot or lots except, single, detached, private dwelling houses and not more than one such dwelling house on any one lot; nor shall any building be permitted to stand in an unpainted condition. No outhouse for lavatory or privy purposes shall be erected or maintained on said lot or lots; such conveniences must be incorporated within or as a part of, the building to which they appertain. No fence more than 3½ feet in height shall be erected or maintained on said lot or lots without the approval of Grantor; nor shall any billboard or advertising sign of any kind be erected or maintained on said lot or lots or any building thereon, except that Grantee may erect and maintain "For Sale" signs while offering said lot or lots for sale, provided said signs shall not be more than 14 x 24 inches in size.
2. No poultry and no animals other than household pets (which shall include not more than two dogs to one household) shall be kept on said lot or lots.
3. Said lot or lots shall not be sold, conveyed, rented nor leased, in whole or in part, to any person not of the White race; nor shall any person not of the White race be permitted to occupy any

portion of said lot or lots or of any building thereon, except a domestic servant actually employed by a White occupant of such building.

4. A breach of any of the foregoing conditions shall cause said realty to revert to the said Grantor or its successor in interest, who shall have the right of immediate re-entry upon said realty in the event of any such breach and, as to the owner or owners of any lot or lots in the said plat, the foregoing conditions shall operate as covenants running with the land for the benefit of the lot or lots owned by said owner, and the breach of any such a covenant or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by said Grantor or its successors or by any such owner or owners, but by no other person. (The term "owner" as used in this paragraph shall be deemed to include the bona fide owner or holder of any contract or agreement of sale for any lot or lots in the said plat as well as the owner of a legal title.) Provided, also, that a breach of any of the foregoing conditions or re-entry by reason of such breach shall not defeat or render invalid any lien, mortgage or deed of trust made in good faith and for value as to said realty or any part thereof, but, upon any sale under foreclosure of any mortgage or lien, the said conditions and each of them shall be binding upon and effective against any purchaser at such sale.

In witness whereof, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 31st day of January, 1930.

(The G.Co.Corp.Seal)

The Goodwin Company

By E. S. Goodwin President

By Paul Dean Secretary

STATE OF WASHINGTON) SS
COUNTY OF KING

ON THIS 31st day of January, A.D. 1930, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared E. S. Goodwin and Paul Dean to me known to be the President and Secretary, respectively, of The Goodwin Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

(W.F.W.Notarial Seal)
(Com.Ex. April 13,1932)

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

Filed for record at request of Plymouth Collateral Co. Feb. 6, 1930 at 06 min past 4 P M

GOJ SB

George A. Grant, County Auditor

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2585929

E. R. Thomas and Company, Inc.

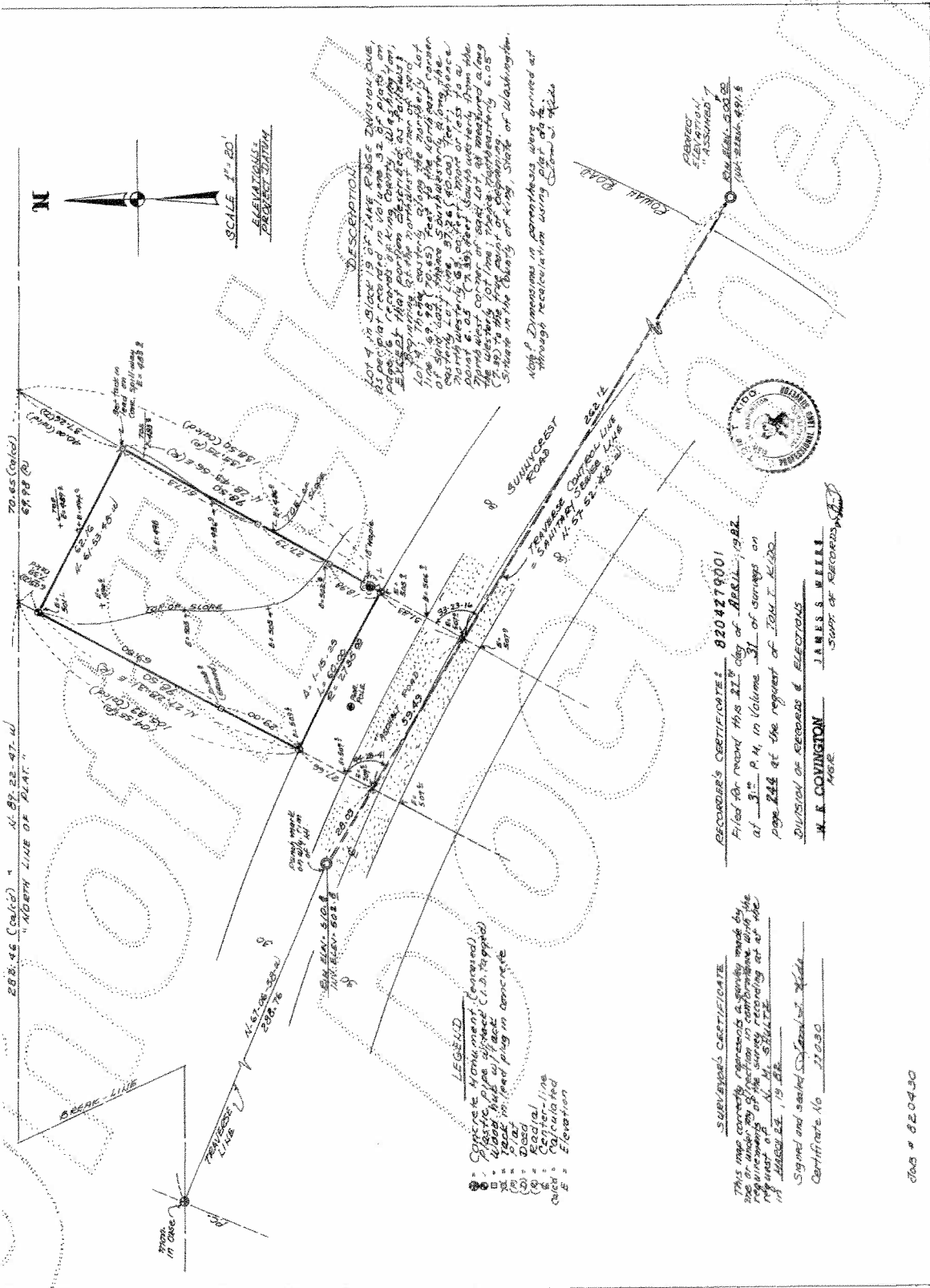
To

Quit Claim Deed

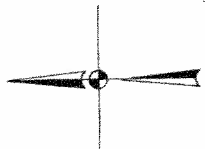
Miller Ross

THIS INDENTURE, Made this 3rd day of February, in the year of our Lord One thousand nine hundred and Thirty between E. R. Thomas and Company, Inc. a corporation duly organized and existing under and by virtue of the laws of the State of Washington, the party of the first part, and Miller Ross, a bachelor, the party of the second part:

Witnesseth: That the said party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, remise, release and forever quit-claim unto the said party of the second part and to his heirs and assigns all right title interest



N



SCALE 1" = 20'
ELEVATIONS
IN FEET

DESCENTION
 Part of a record of a survey of the...
 records of King County...
 that portion...
 line...
 of...
 at...
 the...
 State of Washington.

100' Dimensions in parenthesis were arrived at through recalculation using closed field.

RECORDER'S CERTIFICATE: 8204279001

Filed for record this 27th day of April, 1982
 at 3:14 P.M. in Volume 31 of surveys on
 page 144 at the request of JAMES M. WILKINS

DIVISION OF RECORDS & ELECTIONS
 M. K. COVINGTON JAMES M. WILKINS
 MORE STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by
 me or under my direction in conformity with the
 requirements of the surveying act of the
 State of Washington.
 Witness my hand and seal this 19th day of April, 1982.

Signed and sealed: [Signature]
 Certificate No. 22020

- LEGEND**
- 1. Concrete Monument (shown)
 - 2. Wood Stake (shown)
 - 3. Lead in lead plug in concrete
 - 4. Wood Stake
 - 5. Center-line
 - 6. Calculated
 - 7. Elevation

8204279001

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Hugh G. Goldsmith & Associates, Inc.
 Consulting Engineers
 Surveyors
 Planners

1315 114th Avenue SE
 Bellevue, WA 98004
 PO Box 3686
 Bellevue, WA 98009

TEL: (425) 482-1080
 FAX: (425) 482-7719

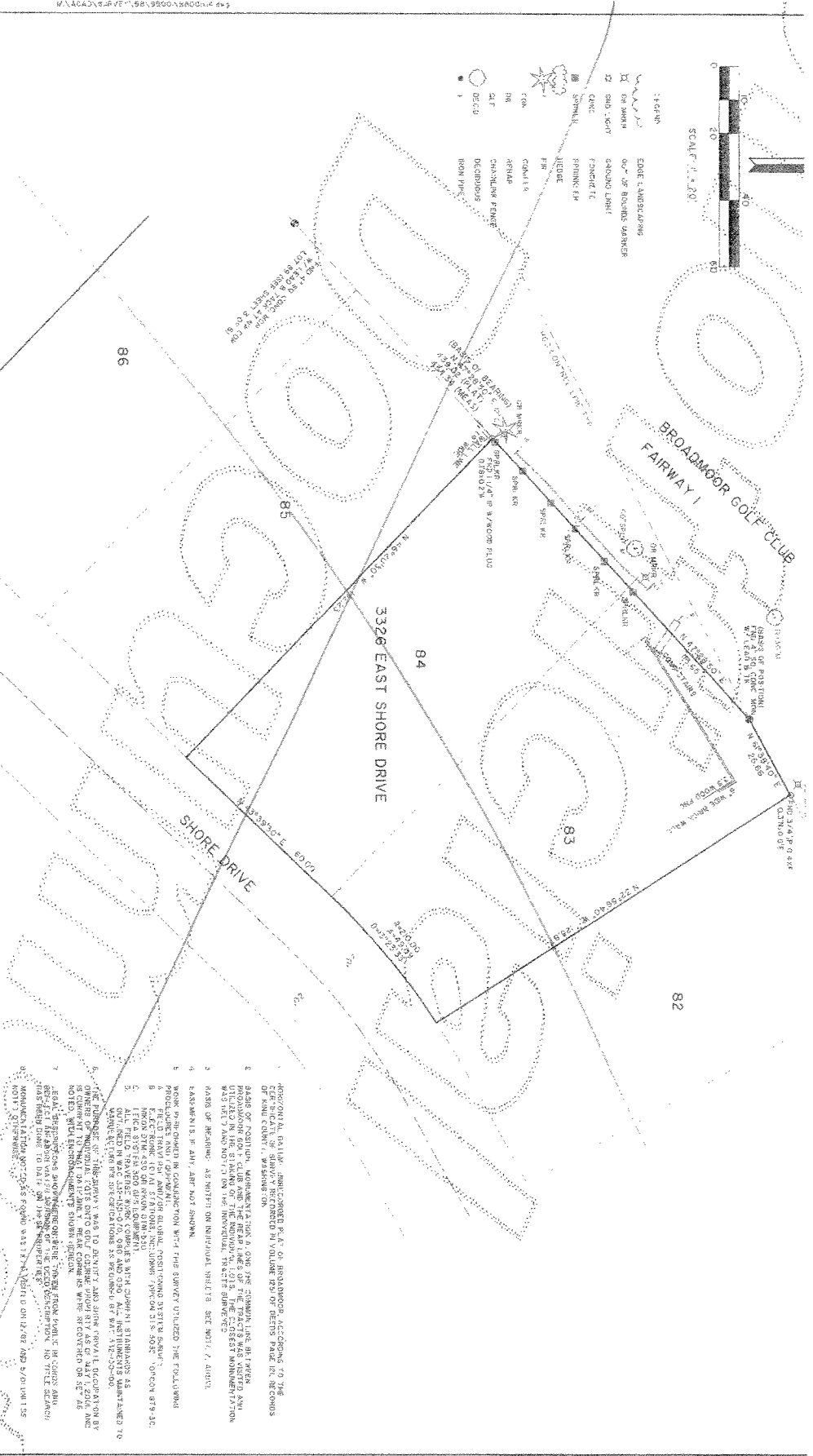
RECORDED & CERTIFIED
 FILED FOR RECORD THIS ... DAY OF ...
 AT ...
 COUNTY OF ... STATE OF ...

SHRUTER S. J. PARTICIPATE
 HAS SAID CORRECTLY REPRESENT A SURVEY MADE BY
 ME OR UNDER MY DIRECT SUPERVISION WITH THE
 RESULTS OF THE SURVEY RECORDED AT ...
 IN ...
 GENEVA W. D. ...



ENCROACHMENTS SURVEY
 FOR
BROADMOOR GOLF CLUB

PLAT NO. ...
 DATE ...
 SHEET 4 OF 7



HORIZONTAL DISTANCE ENCROACHMENT PLAT OF BROADMOOR, ACCORDING TO THE
 CERTIFICATE OF SURVEY RECORDED IN VOLUME 129 OF DEEDS FILED IN RECORDS
 OF KING COUNTY, WASHINGTON ON ...
 1. BASIS OF THIS SURVEY IS THE PLAT OF BROADMOOR, AS SHOWN ON THE ENCROACHMENT PLAT
 UTILIZED IN THE PLAT OF THE BROADMOOR, 1915, THE CORRECT MONUMENTATION
 WAS NOT FOUND ON THE INDIVIDUAL TRACT SURVEYS.
 2. MARKS OF BOUNDARY AS SHOWN ON INDIVIDUAL TRACTS ARE NOT A. SHOWN.
 3. EASEMENTS IN ANY WAY ARE NOT SHOWN.
 4. WORK HAS BEEN IN CONNECTION WITH THE SURVEY UTILIZED THE FOLLOWING
 REGULATIONS AND DEPARTMENTS:
 A. ELECTRICITY: KING COUNTY PUBLIC UTILITIES DIVISION
 B. ELECTRICITY: KING COUNTY PUBLIC UTILITIES DIVISION
 C. FIELD SURVEY: KING COUNTY PUBLIC UTILITIES DIVISION
 5. ALL FIELD SURVEYS WERE CONDUCTED WITH CORNER STATIONARIES AS
 MONUMENTED BY THE SURVEYOR AND SHOWN ON THE PLAT OF BROADMOOR, 1915, AND
 NOTED ON THE ENCROACHMENT SURVEY PLAT.
 6. THE PURPOSE OF THIS SURVEY WAS TO DETERMINE AND SHOW EXACT ENCROACHMENT BY
 OWNERS OF NEIGHBORING LOTS ONTO ONLY CORNER STATIONARIES AS SHOWN ON
 NOTED ON THE ENCROACHMENT SURVEY PLAT.
 7. READ THE ENCROACHMENT SURVEY PLAT FOR A COMPLETE DESCRIPTION OF THE
 MONUMENTATION AND THE LOCATION OF THE CORNER STATIONARIES.
 8. THIS SURVEY WAS MADE ON THE ...
 9. THE SURVEYOR HAS BEEN ADVISED BY THE ...
 10. THE SURVEYOR HAS BEEN ADVISED BY THE ...