

certify that on this 10th day of April, 1931, personally appeared before me John J. Carpenter (the husband of Katherine T. Carpenter) to me known to be the individual described in and who executed the within instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and of official seal this 10th day of April, 1931.

(A.E.J. Notarial Seal)
(Com.Ex. Feb. 18, 1935)

Recd 1502
Pie 4
1/7/1931

A. E. Jónson
Notary Public in and for the State of
Washington, residing at Seattle, Washington

Oak Lake Villa
Tracts

Filed for record at request of John J. Carpenter, Apr. 13, 1931, at 23 min past 2 P.M.

BI 7777

George A. Grant, County Auditor

Mathilde P. McKay

to

Warranty Deed

Orville Rough

The grantor, Mathilde P. McKay, a widow, of Seattle, Washington, for and in consideration of ten and no/100ths (\$10.00) dollars in hand paid, conveys and warrants to Orville Rough, a bachelor, the following described real estate:

Lot Eighteen (18), Block Four (4), Oak Lake Villa Tracts #2, situated in the County of King, State of Washington.

Dated this 7th day of January, 1931.

This conveyance given subject to any and all taxes and assessments that became a lien on the above described property subsequent to June 9, 1926, also subject to

X Restrictions -- This property is sold expressly subject to the following restrictions and on the following covenants, to-wit:-

This property shall never be sold to nor occupied by any person of any descent other than Caucasian, not used for any unlawful or immoral purpose, nor for any purpose contrary to the statutes and ordinances applicable to said property.

No dwelling house shall be erected on said premises unless at least thirty feet back from the front of the lot, and must have all outside walls completed in good workmanlike manner and be properly painted, with at least two coats of good paint at the time of erection.

All residence buildings shall have shingles or tiled roofs. No tar-paper roof shall be put on any structure.

All garages and buildings other than dwellings shall be on the back part of the lot, except, permission may be given to have the garage under the dwelling.

All temporary buildings shall be neat in appearance.

These restrictions in regard to building shall run for a period of twenty-five years from and after the date of this contract. X

X In the event of the violation of any of the restrictions herein recited, the seller shall have the right to cancel this contract, and all rights of the buyer shall revert to the seller, without the seller being required to refund any portion of what may have been paid on this contract.

In the event a deed has been issued to the buyer, any violation of such restrictions, either by the buyer or any subsequent buyer or owner, shall work a forfeiture of the property to the seller, and such violation shall also be subject to restraint by injunction by any other owner of any lot or lots in said tract of land. X

Mathilde P. McKay

State of Washington)
County of King)ss.

This is to certify, that on this 13th day of January, A. D. 1931, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned, sworn and qualified, personally came Mathilde P. McKay, a widow, to me known to be the individual described in and who executed the within



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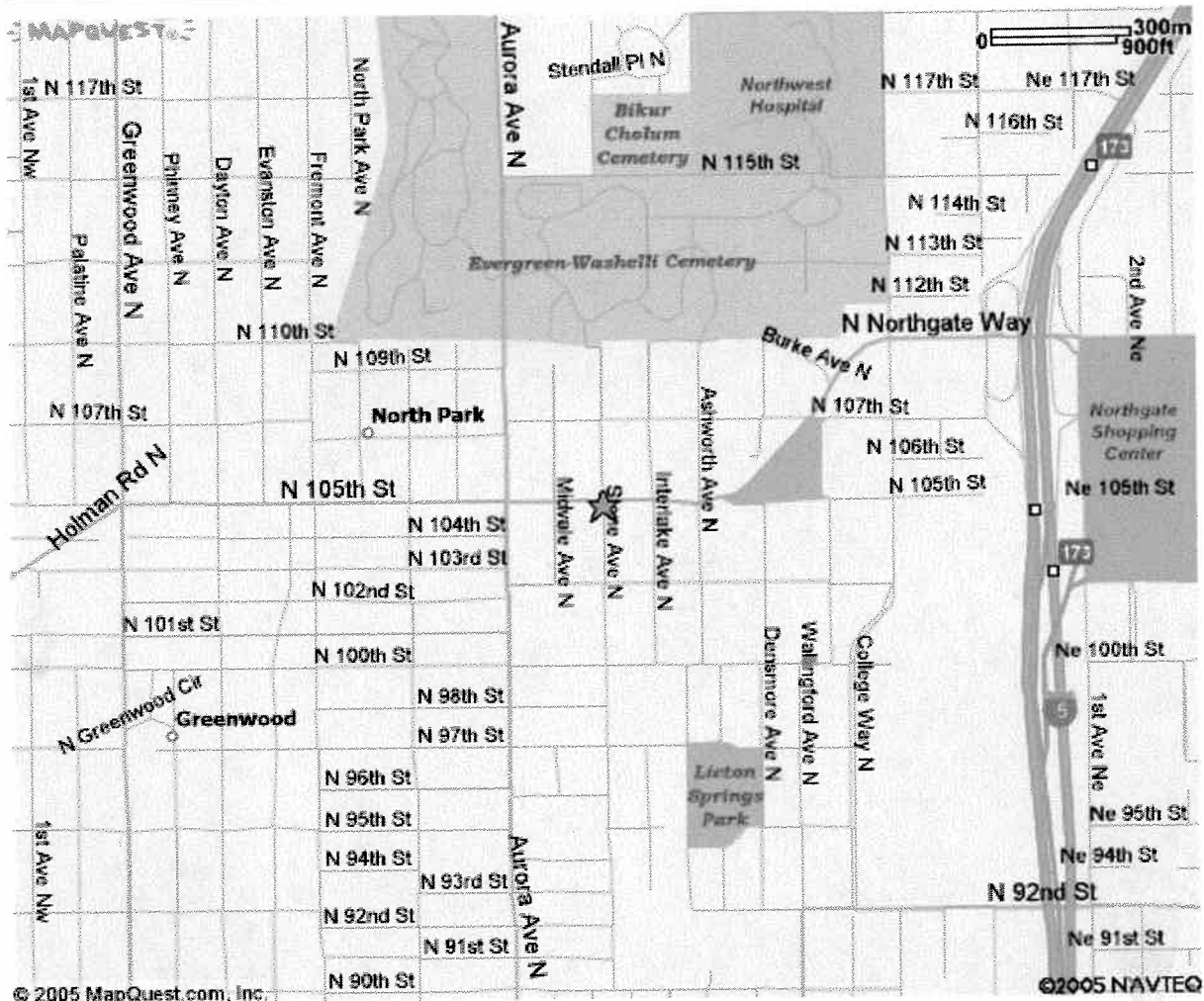
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