



3710919

Statutory Warranty Deed

THE GRANTORS - Marian E. Cummings and Charles V. Cummings, wife and husband - -

for and in consideration of Five Hundred Ninety-five and no/100 - - (\$595.00) Dollars

in hand paid, conveys and warrants to Warren C. Sjoberg - - - - -

the following described real estate, situated in the County of King State of Washington:

Lot Two (2), Block Twelve (12), Prosch's Queen Anne Addition to the City of Seattle, according to plat recorded in Volume 18 of Plats, page 55, records of said county; EXCEPT the east 68.16 feet thereof. - - - - -

SUBJECT to Restrictions contained in instrument through which title to said premises is claimed, executed by J. L. Grandey, Inc., of Seattle, Washington, recorded under Auditor's file No. 2529058, records of King County, Washington, substantially as follows:

The vendee agrees to take the property herein described subject to the following restrictions which shall be deemed covenants running with the land and shall also be conditions subsequent which said restrictions and covenants shall be effective until January 1st, 1958.

1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with such dwelling house, and said premises shall be used only for private residence purposes.
2. No such dwelling house shall be erected or maintained which shall cost, at prevailing market prices less than \$5000.00 and the erection of no such house upon said property shall be commenced prior to December 31st, 1952 until after plans therefor have been approved by an architect employed by the vendor at its expense.
3. No chicken or other fowl, or animals except individual household pets shall at any time be kept or maintained upon said property.
4. No person or persons of Asiatic, African or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property or any building thereof, except domestic servants or servant may be actually and in good faith employed by white occupants of such premises.
5. No house or part thereof or other structure shall be constructed or maintained upon said premises nearer to the front street margin than the line designated upon the plat of Prosch's Queen Anne Addition to the City of Seattle as building limit.

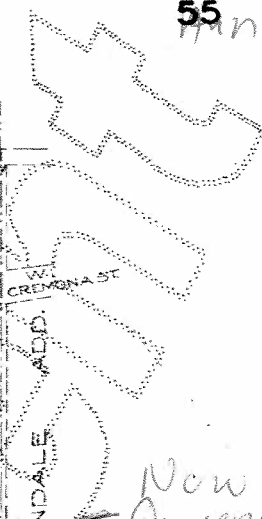
Upon the violation of any of the foregoing restrictions by the vendee or the officers, agents, devisees, grantees or assignees of the vendee the entire estate in the herein described property shall revert to the grantor herein, its successors and assigns.

PROSCH'S

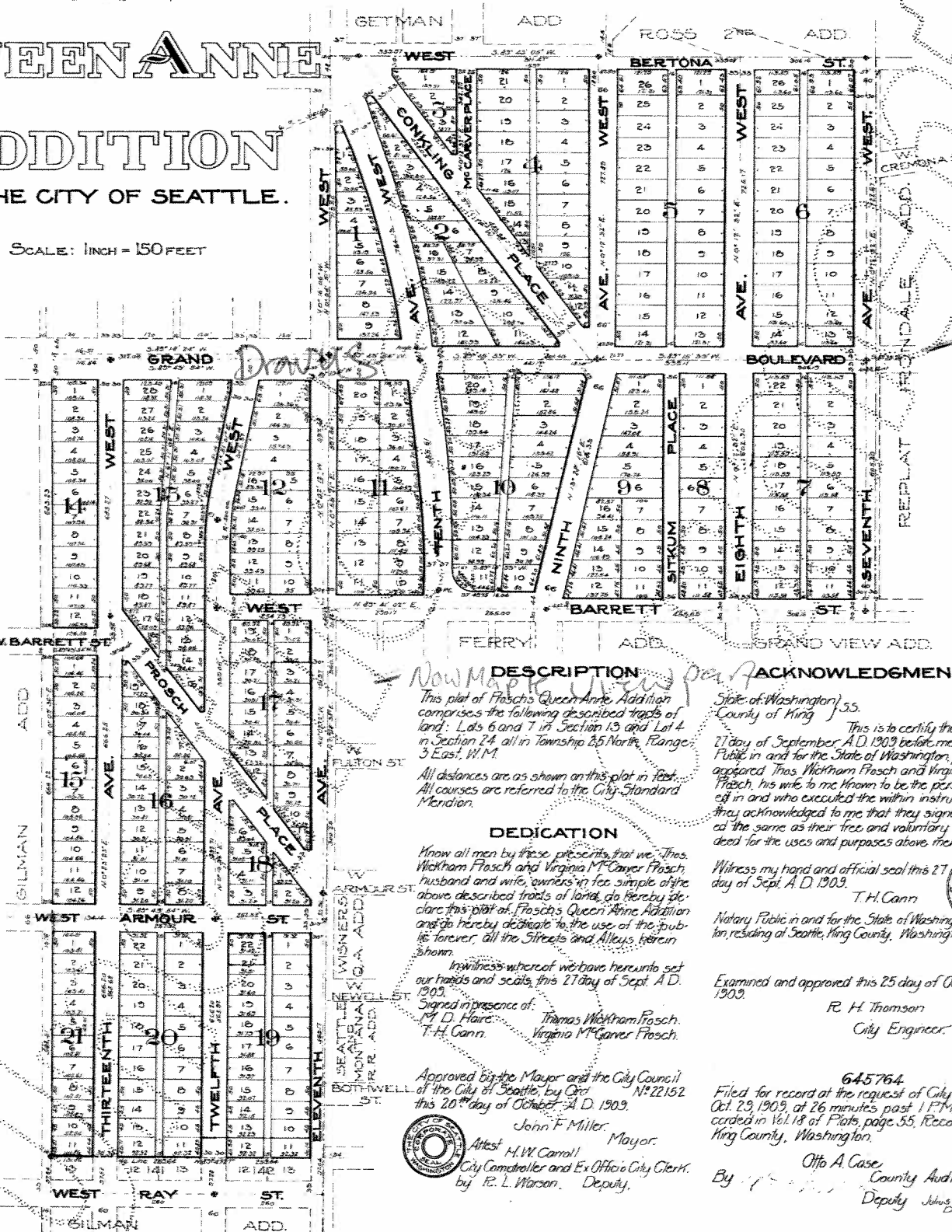
QUEEN ANNE ADDITION TO THE CITY OF SEATTLE.

SCALE: 1 INCH = 150 FEET

Next to SP4 North part of Queen Anne 55



Now Queen Anne Add.



DESCRIPTION ACKNOWLEDGMENT

This plat of Prosch's Queen Anne Addition comprises the following described tracts of land: Lots 6 and 7 in Section 13 and Lot 4 in Section 24, all in Township 25 North, Range 3 East, W.M. All distances are as shown on this plat in feet. All courses are referred to the City Standard Meridian.

State of Washington } ss.
County of King } This is to certify that on this 27 day of September A.D. 1909 before me a Notary Public in and for the State of Washington, personally appeared Thos Wickham Prosch and Virginia McCarter Prosch, his wife to me known to be the persons named in and who executed the within instrument and they acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes above mentioned.

DEDICATION

Know all men by these presents that we, Thos. Wickham Prosch and Virginia McCarter Prosch, husband and wife, writers in fee simple of the above described tracts of land, do hereby declare this plat of Prosch's Queen Anne Addition and do hereby dedicate to the use of the public forever, all the Streets and Alleys herein shown.

Witness my hand and official seal this 27 day of Sept. A.D. 1909.
T.H. Carr
Notary Public in and for the State of Washington, residing at Seattle, King County, Washington.

In witness whereof we have hereunto set our hands and seals this 27 day of Sept. A.D. 1909.
Signed in presence of:
M. D. Haire, Thomas Wickham Prosch.
T. H. Carr, Virginia McCarter Prosch.

Examined and approved this 25 day of Oct. A.D. 1909.
R. H. Thomson
City Engineer.

Approved by the Mayor and the City Council of the City of Seattle, by Ord. N: 22152 this 20th day of October, A.D. 1909.
John F. Miller, Mayor.
Attest: H. W. Carroll, City Comptroller and Ex Officio City Clerk.
by R. L. Watson, Deputy.

645764
Filed for record at the request of City Engineer Oct. 29, 1909, at 26 minutes past 1 P.M. and recorded in Vol. 18 of Plate, page 55, Records of King County, Washington.
Otto A. Case, County Auditor.
By [Signature] Deputy Julius Koch, Draftsman.

