This agreement, made and entered into this _ day of _ between August Lillquist and Anna Lillquist, his wife, William Hendrickson and Selma K. Hendrickson, his wife, hereinafter called the "seller," and Hugo Berger hereinafter called the "purchaser."

Witnesseth: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of the seller the following described real estate situated in King County, State of Washington, to wit:

That portion of Government lot three (3), section 23, two; 22 North of range 3 East W. N., described as follows:

Beginning at a point 1578.32 feet south and 625.43 feet east of the northwest corner of said Government lot; thence north parallel with the west line of said Government lot 200 feet; thence north 70 degrees, east 37.70 feet; thence south parallel with the west line of said Government lot 200 feet; thence south 70 degrees west 37.70 feet to the point of beginning, being lot one (1) in block one (1) of the unrecorded plat of Pocoma Beach, together with that portion of Government lot 3 and tide lands to the line of extreme low tide abutting on said premises; and together with an easement for street purposes over these certain parcels of land described as streets in certificate executed by Adolf L. Bjerkestak, recorded in volume 1477 of deeds, page 31, under Auditor's file No. 2611643; and an easement for streets, beach park and pleasure purposes over that certain parcel of land designated as Community Park and bathing beach, as described in said certificate.

Subject to: Exceptions and reservations as expressed in the deed from the State of Washington under which title to tide lands lying between the mean low tide and extreme low tide is claimed; Easement granted November 15th, 1930 by instrument recorded under Auditor's file No. 2642301, to owners and future owners of parcels of land within west half of said Government lot 3 for street, beach, park and other pleasure purposes over that portion lying within Community Park and bathing beach as described in engineer's certificate recorded under Auditor's file No. 2611643; That the property herein described shall not be used for any commercial, industrial, illegal or immoral purposes and that no title or interest in or right of occupancy of the said property, either before or after the delivery of a deed therefor by the sellers, shall ever become vested in any person other than of the Caucasian Race, with the appurtenances, on the following terms and conditions: The purchase price for said described premises is the sum of two hundred and eighty ($280.00) dollars, of which the sum of ten ($10.00) dollars has this day been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price in the sum of two hundred and seventy ($270.00) dollars shall be paid as follows: Thirty dollars ($30.00) or more on the tenth day of April, 1931 and thirty dollars ($30.00) or more on the tenth day of each and every sixth month thereafter until the total purchase price in the sum of two hundred and eighty dollars ($280.00) together with interest at the rate of seven per cent per annum on all unpaid monthly balances shall have been paid in full.

The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.

The purchaser assumes all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed thereon.

The purchaser agrees, until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value thereof against loss or damage by fire in some company acceptable to the seller and for the sellers' benefit as interest may appear and to pay all premiums therefor and to deliver all policies and policies thereof to the seller.

In case the purchaser shall fail to make any payment hereinbefore provided by the purchaser to be made, the seller may make such payment and any amount so paid by the seller, together with interest thereon from date of payment until repaid at the rate of twelve (12) per cent per annum, shall be repayable by the purchaser on demand, all without prejudice to any other right the seller might have by reason of such default.

The purchaser agrees that full inspection of said described premises has been made and that neither...