

...Marie Hane...
...valuable consideration...
...and...
...situated in the County of King, State of Washington...

beginning at a point on the West line of Section 27, Township 23 North, Range 1 East, N.S. distant South 0° 01' 11" West, 1335.29 feet from the West corner of said Section 27, and running thence South 89° 59' 10" East, 100.00 feet; thence South 0° 02' 46" East, 2155.00 feet; thence South 88° 10' East, 500.00 feet to the true point of beginning of this description; thence combining South 89° 59' 10" East, 100.00 feet; thence South 0° 02' 46" East, 275.00 feet; thence North 89° 59' 10" West, 100.00 feet; thence North 0° 02' 46" West, 275.00 feet to the true point of beginning.

Subject to any unpaid charges for installation of water service and for water, electric light, power or sewer service furnished to said premises by a city, town or district.

Subject to an easement for electric transmission line over the streets of said unrecorded plat of McHicken Heights No. 4, as granted by South Seattle Land Company, a corporation, to Puget Sound Power & Light Company, a Massachusetts ~~corporation~~ corporation, by instrument dated June 29, 1940, recorded July 25, 1940, in volume 1912 of deeds, page 49, under auditor's file No. 3112960, records of King County, together with the right to cut brush and trees on adjacent property which, in the opinion of the grantee, constitutes a menace or danger to the line, and the right to enter adjacent property for the purpose of making repairs to the line.

Subject to the right to make all necessary slopes for cuts or fills upon said premises as granted to King County, State of Washington, by deed recorded December 13, 1940, in volume 1938 of deeds, page 299, under auditor's file No. 3138422, records of said county.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantors as vendors and grantees as vendees, dated on the 22nd day of May, 1944, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 22nd day of May, 1944; and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 22nd day of May, 1944, and any and all liabilities, liens, and encumbrances created, permitted or imposed by the grantees or their predecessors, or successors, in interest (other than grantors) in the premises hereby conveyed, or any person claiming by, through or under said grantee or their predecessors, or successors, in interest (other than the grantors) therein.

This conveyance is made expressly subject to and under the following restrictions and conditions to-wit: (a) The grantees, their heirs, personal representatives or assigns, will not erect or maintain, or permit to be erected or maintained, any dwelling of the value of less than Fifteen Hundred (\$1500.00) Dollars, nor shall any portion of such dwelling house be erected or maintained on any part of said premises within forty (40) feet of the line of any street. PROVIDED, the foregoing restrictions shall not apply if the type and exterior design and intended location of said dwelling has first been approved by said grantors. (b) No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the grantees, their heirs, personal representatives, or assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit the said property, or any part thereof, ever to be used or occupied by any such person, excepting only employees in the domestic service of the premises of persons qualified hereunder as occupants and users and residing on the premises. (c) Grantees, their heirs, personal representatives or assigns will use this property for residential purposes only.

Dated this 22nd day of June 1944.

Francis James Hane

Witnessed:
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3540967

W. line of section 27, township 23 N,
Range 4 E, W.M. distant South

LOWE'S TERRACE

(IN S.W. 1/4 AND N.W. 1/4 OF SEC. 27, TWP. 23 N., R. 4 E., W. M.)

SCALE: 1 INCH = 200 FEET

APRIL, 1942

H.W. RUTHERFORD,
ENGINEER

DESCRIPTION

THIS PLAT OF "LOWE'S TERRACE" COVERS AND INCLUDES THE FOLLOWING PORTIONS OF THE SOUTHWEST QUARTER (SW 1/4) AND OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE FOUR (4) EAST, W. M., TO-WIT:-

BEGINNING AT THE ONE QUARTER CORNER ON THE WEST BOUNDARY LINE OF SAID SECTION AND RUNNING THENCE N. 0° 01' 11" EAST ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 758.04 FEET; THENCE SOUTH 89° 59' 10" EAST 525.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0° 02' 46" WEST 60 FEET; THENCE SOUTH 89° 59' 10" EAST 14.5 FEET; THENCE SOUTH 0° 02' 46" EAST 60 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN STRIP OF LAND HERETOFORE CONVEYED TO KING COUNTY FOR RIGHT OF WAY FOR SOUTH 168TH STREET; THENCE, ALONG THE SOUTH LINE OF SAID SOUTH 168TH STREET, SOUTH 89° 59' 10" EAST 700 FEET TO THE WEST MARGIN OF 36TH AVENUE SOUTH AS SAID STREET WAS HERETOFORE CONVEYED TO KING COUNTY; THENCE SOUTH 0° 02' 46" EAST, ALONG THE WEST MARGIN OF SAID 36TH AVENUE SOUTH 1800 FEET TO THE NORTH MARGIN OF SOUTH 172ND STREET AS SAID STREET WAS HERETOFORE CONVEYED TO KING COUNTY; THENCE NORTH 89° 59' 10" WEST, ALONG THE NORTH MARGIN OF SAID SOUTH 172ND STREET, 845 FEET; THENCE NORTH 0° 02' 46" WEST 1800.0 FEET TO THE TRUE POINT OF BEGINNING.

ALL COURSES AND DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SOUTH SEATTLE LAND COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USES HEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS AND BLOCKS, SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 23RD DAY OF APRIL, A. D. 1942.

SOUTH SEATTLE LAND COMPANY
BY JOHN A. BAILLARGEON,
ITS PRESIDENT

ATTEST: O. R. LINDE
ITS SECRETARY



ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING }

THIS IS TO CERTIFY THAT ON THIS 23RD DAY OF APRIL, A. D. 1942, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN A. BAILLARGEON AND O. R. LINDE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF SOUTH SEATTLE LAND COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN AND 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

E. BENNO
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATTLE.



CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "LOWE'S TERRACE" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27 TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M., THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

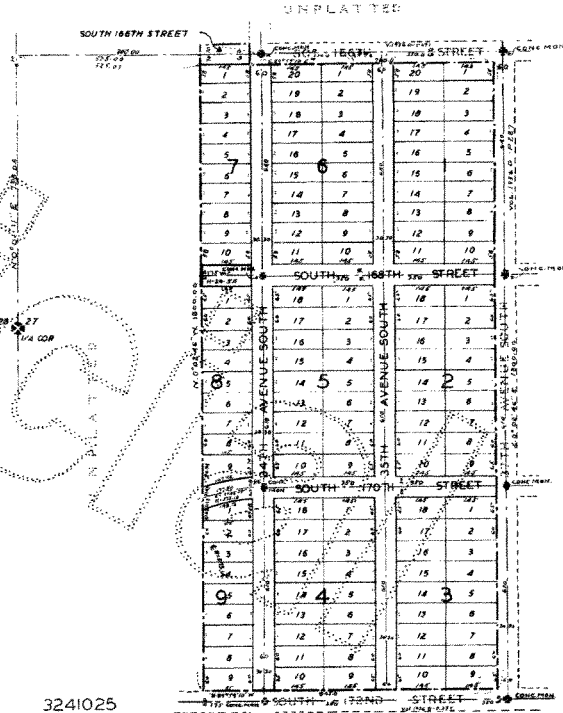
H.W. RUTHERFORD
CERTIFICATE NO. 275, RENEWAL NO. 6048
DATE APRIL 22ND, 1942.



RESTRICTIONS

NO LOT, OR PORTION OF A LOT IN THIS PLAT, SHALL BE DIVIDED AND SOLD, OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY, SIX THOUSAND (6,000) SQUARE FEET.

ALL LOTS IN THIS PLAT ARE HEREBY RESTRICTED TO RESIDENCE USE. GOVERNED BY RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION NO. 6494 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.



3241025

EXAMINED AND APPROVED BY ME THIS 18TH DAY OF MAY A. D. 1942.
J. R. HEATH
KING COUNTY ROAD ENGINEER



I HEREBY CERTIFY THAT THE WITHIN PLAT OF "LOWE'S TERRACE" IS DULY APPROVED BY KING COUNTY PLANNING COMMISSION THIS 18 DAY OF MAY A. D. 1942.
OTWAY PARDEE, SECRETARY
DON S. JOHNSON, PLANNING ENGINEER AND EXECUTIVE OFFICER
CLAY ALLEN, VICE CHAIRMAN



EXAMINED AND APPROVED THIS 18TH DAY OF MAY, A. D. 1942.
ELMER H. KENNEDY, CHAIRMAN BOARD OF KING COUNTY COMMISSIONERS
TOM SMITH, CHAIRMAN BOARD OF KING COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION THIS 18 DAY OF MAY, A. D. 1942, AT 06 MINUTES PAST 5 P. M., AND RECORDED IN VOLUME 38 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON.

M. J. R. WILLIAMS
DEPUTY COUNTY AUDITOR

ROBERTA MORRIS
KING COUNTY AUDITOR