

214827

WARRANTY DEED

The Grantor, VICTOR D. LAWRENCE, of Seattle, Wash-  
ington, in consideration of THREE THOUSAND DOLLARS (\$3000.00)  
and other valuable considerations in hand paid, conveys  
and warrants to WEST KELSO DEVELOPMENT CO., a corporation,  
the following described real estate, situated in the County  
of Cowlitz, State of Washington:

Block Four (4), Park Addition  
to Kelso, according to the  
recorded plat thereof;

SUBJECT TO:

Exceptions and reservations in United States patents;  
regulations and restrictions provided by building and zoning  
ordinances or resolutions.

Liability to further assessment by Consolidated Diking  
Improvement District No. 1.

Easement for an electric transmission line of Washington  
Gas & Electric Company over said property.

Right of the public in and to the vacated portions of  
Washington Street adjoining Block Four (4) of Catlin's Third  
Addition to Catlin, and vacated portion of Lincoln Street  
between Block Four (4), Catlin's Third Addition and Block Four  
(4) of Park Addition to Kelso.

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SPECIAL COVENANTS RUNNING WITH  
THE LAND

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These covenants are to run with the land and shall be  
binding on all parties and all persons claiming under them  
until January 1, 1967, at which time said covenants shall be auto-  
matically extended for successive periods of 10 years unless by  
vote of a majority of the then owners of the lots it is agreed  
to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs  
or assigns, shall violate or attempt to violate any of the cove-  
nants herein, it shall be lawful for any other person or  
persons owning any real property situated in said development  
or subdivision to prosecute any proceedings at law or in equity  
against the person or persons violating or attempting to violate  
any such covenant and either to prevent him or them from so  
doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment  
or court order shall in no wise affect any of the other provi-  
sions which shall remain in full force and effect.

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(a) All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars.

(b) No building shall be located nearer than 25 feet to the front lot line nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 65 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line.

(d) No trailer, basement, tent, shack, garage, bar, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(e) No dwelling costing less than \$1800 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 700 square feet, in the case of a one-story structure, nor less than 600 square feet in the case of a one and one-half, two or two and one-half story structure.

(f) No persons of any race other than the white or Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(g) That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within six months from date of commencement of construction and shall be connected to septic tank or public sewerage.

DATED this 2<sup>nd</sup> day of June, 1941.

Victor D. Lawrence (SEAL)



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STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF KING )

THIS CERTIFIES that on this 2<sup>nd</sup> day of June, 1941 personally appeared before me VICTOR D. LAWRENCE, to me known to be the individual who executed the foregoing instrument, and acknowledged the same as his free act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



Harold Shepleman

NOTARY PUBLIC in and for the State of Washington, residing at Seattle.

Filed for Record 7-27 1941; 4:03 P. M.  
Request of COWLITZ COUNTY TITLE CO.  
H. H. De HART, Cowlitz County Auditor *[Signature]* DEP.

COMPARED  
By J. J. ...  
E. N. ...

PLAT  
OF  
PARK ADDITION  
TO  
CATLIN  
COWLITZ CO. WASH.

Mar. 10, 1905. F.M. Lane, Co. Surv. Scale, 1 inch to 100 ft.

KNOW ALL MEN BY THESE PRESENTS, That I, Adam Catlin and Mary Josephine Catlin, owners of a certain tract of land situate in the Seth Catlin Don. Cl., Town 8 North Range 2 West W.M., and more particularly described as follows, to-wit: Beginning at the South East corner of River View Addition to Marysville (now Catlin); running thence S. 14° 35' W. 290 feet; thence N. 75° 25' W. 13.20 ft. thence N. 14° 35' E. 957.5 ft.; thence N. 1° 43' W. 379.4 ft. to N. Bdy. said Donation Claim; thence East on said Claim line 240 ft- thence S. 1° 43' E. 440 ft.; thence N. 75° 25' W. 10 ft. thence S. 75° 25' E. 1080 ft to the point of beginning, do hereby plat and subdivide said tract into lots, blocks, and streets and name said tract Park Addition to Town of Catlin, Wash.

The lots are all 50 by 100 feet unless otherwise marked on plat and streets are of dimensions shown on plat annexed hereto, and we do hereby declare that all streets are donated and dedicated to the public as highways forever.

Witness our hands this 14th day of March, 1905.

Adam Catlin.  
Mary Josephine Catlin.

Witnesses.  
J.N. Percy.  
M.M. Percy.

State of Oregon )  
County of Multnomah ) ss.

BE IT REMEMBERED that on this 14th day of March, 1905 before the undersigned, authority, there personally appeared the within named Adam Catlin and Mary Josephine Catlin, his wife to me known to be the same persons described in and who executed the foregoing and attached town plat and dedication, and severally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and notarial seal the day and year in this certificate above written.

( SEAL ) J.N. Percy, Notary Public for Oregon

Filed for record this 21st day of March, 1905 at 2 o'clock P.M. and recorded at the request of Adam Catlin.

G.H. Thayer, County Auditor.

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( Transferred from Vol. "2", pages 64 and 65, Town Plat Records of Cowlitz County, Washington, this 29th day of March, 1909. )

*J. J. ...*  
County Auditor.

