

DEED RECORD 53

ISLAND COUNTY, WASHINGTON

Filed for record at the request of F. E. Howard, Jan. 23, 1940 at 10:11 A.M.

J. W. Libbey, County Auditor

By E. M. Monson
Deputy

50352

Virgil N. Bogue, et ux
to
Frank E. Howard

STATUTORY WARRANTY DEED

The Grantors, Elizabeth Frye Bogue and Virgil N. Bogue, husband and wife, for and in consideration of the sum of \$10.00 in hand paid, convey and warrant to Frank E. Howard the following described real estate, situated in the County of Island, State of Washington:

Tract 5, Baby Island Heights, Division No. 1, according to plat recorded in volume 3 of plats, page 23, records of said county, TOGETHER with an easement for ingress and egress over, upon and across tracts twenty-seven and thirty-two, inclusive, said plat, to and from the park, beach and playground dedicated to the public by said plat; Also the right to use any float, dock or wharf which may at any time be on said tracts 27 to 32, inclusive, said plat, or any portion thereof, or on the tide lands lying in front of and adjacent thereof, including the right to fasten row boats, launches and other vessels to any such float, dock or wharf, but for any such use of any such float, dock, or wharf the grantee, his heirs, successors and assigns, shall pay to the owner thereof a reasonable compensation; except that portion of vacated Alder Street in said plat lying in front of and adjacent to said Tract 5 is not hereby conveyed.

The warranty herein contained is limited to tract 5 as first hereinabove described, and the grantors do not warrant/^{as}to taxes or assessments that may have become a lien since the date of the contract under which the grantee purchased said tract 5.

It is agreed by and between all the parties hereto for themselves and heirs, administrators, executors, successors and assigns that the property herein described shall be used solely for residence purposes and shall be occupied only by persons of the white race, excepting that servants not of the white race but actually employed by a white occupant may reside on the property during such employment only; and that no chickens, ducks, geese, cows, horses, goats, pigs or any other foul or livestock shall be kept, reared or bred upon said premises or any portion thereof, and that all of the covenants contained in this instrument shall be and constitute covenants running with the land, and shall bind the parties, their heirs and assigns forever.

Dated this 27 day of May, 1938.

State of Washington)
County of King) ss

Elizabeth Frye Bogue

Virgil N. Bogue

On this 27 day of May, 1938 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Elizabeth Frye Bogue and Virgil N. Bogue, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate above written.
N. P. Seal: Frank L. Walters
State of Washington
Commission expires Mar. 26, 1941.

Frank L. Walters
Notary Public in and for the State of
Washington, residing at Seattle

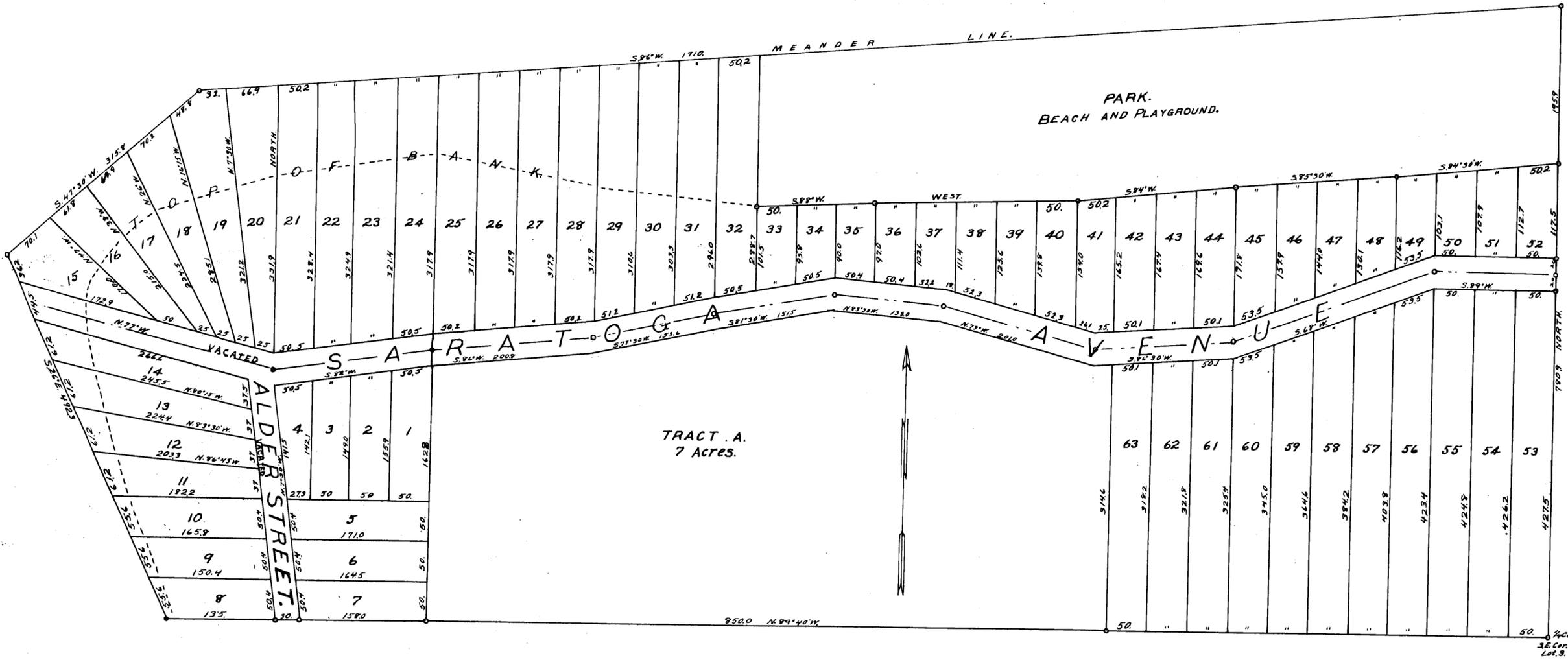
Filed for record at the request of F. E. Howard Jan. 23, 1940 at 10:12 A.M.

J. W. Libbey, County Auditor

By E. M. Monson
Deputy

PLAT OF BABY ISLAND HEIGHTS

DIVISION No 1
SEC. 11., TWP. 30. N., R. 2. E.
ISLAND COUNTY WASHINGTON
Sale 1 inch = 100 feet.



I Esther Monson, Treasurer of Island County, Washington, do hereby certify that all taxes on the hereon described property have been paid up to and including the year 1929.

Esther Monson
County Treasurer.

Island County
County Treasurer
State of Washington

I L.A. Wanamaker, certify that this plat of 'Baby Island Heights' Division No 1, is based upon an actual survey and that courses and distances are as shown and Lot stakes have been set on the ground as show on said plat.

L.A. Wanamaker
Engineer.

Approved by the Board of County Commissioners this 6th day of May 1929.

Board of
County Commissioners
Island County,
Wash.

M.T. Brown,
Albert Hoffman,
H.T. Wanamaker,
County Commissioners.

Examined and approved this 6th day of May 1929.

L.A. Wanamaker
County Engineer.

Filed for record at the request of Virgil N. Bogue May 6th, 1929, at 3:46 P.M. and recorded in Vol. 3, Page 23, Plats, Records of Island County, 33258.

R.L. Maylor, Co Clerk
by Anna Hesselgrave,
Deputy Clerk.

Alder Street and part of Saratoga Avenue vacated, June 1, 1931.
See Vol 8, page 464, Commissioners Records.

DESCRIPTION.

This Plat of 'Baby Island Heights' Division No 1, embraces all of Govt Lot 3, Section 11, Township 30. N., Range 2. East.

DEDICATION.

KNOW ALL MEN BY THESE PRESENTS: That Virgil N. Bogue and Elizabeth Frye Bogue his wife, owners in fee simple of the herein described tract of land as shown on the annexed Plat of Baby Island Heights, Division No 1, hereby declare said plat and dedicate to the public and for the public use for ever all streets as shown thereon and that the part marked "PARK, BEACH AND PLAYGROUND" shall be dedicated to the public as a PARK BEACH AND PLAYGROUND.

Virgil N. Bogue,
Elizabeth Frye Bogue.

ACKNOWLEDGMENT.

State of Washington } ss.
County of }
On this 29th day of April 1929, before me personally appeared Virgil N. Bogue and Elizabeth Frye Bogue, his wife, known to me to be the persons who executed the foregoing instrument and acknowledged the said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned. In witness where of I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Myrtle Cole,
Notary Public in and for the State of
Washington, Residing at

Myrtle Cole,
Notary Public
State of
Washington
Commission expires
March 11-1930

See amendment relating to
dedication of tidelands recorded
June 3 1930 in Vol 46 of Deeds at
page 54

R.L. Maylor,
County Clerk.