DEED RECORD-No. 168

KITSAP COUNTY, WASHINGTON

This Deed is given upon the following covenants and agreements:

This Deed is given upon the restrictions, privileges, rights and exceptions of 1. Subject to the conditions, restrictions, privileges, rights and exceptions of

1. Subject to the conditions, restriction.
2. A right of way over and through said premises is reserved to the Grantors, the purpose of laying and maintaining of water pipes, gas occurrence. 2. A right of way over the surpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns, for the purpose of laying and maintaining of water pipes, successors and assigns are proposed to the purpose of laying and maintaining of water pipes, successors and assigns are proposed to the purpose of laying and maintaining of water pipes, successors and assigns are proposed to the purpose of laying and maintaining of water pipes, successors and assigns are proposed to the purpose of laying and maintaining of water pipes, successors are proposed to the purpose of laying and maintaining of water pipes, and the purpose of laying and maintaining of water pipes, which is the purpose of laying and maintaining of water pipes, and the purpose of laying and maintaining of water pipes.

successors and assigns, for the purpose and maintenance of poles for electric wires and telegiand sewers, and for the erection and maintenance of poles for electric wires and telegiand sewers, and for the earrying of such wires and telegiand telegiand. and sewers, and for the erection and conduits for the carrying of such wires and for the and if necessary, for the laying of conduits for the carrying of such wires and for the of replacing and repairing same;

eplacing and repairing same;

3. No part of the premises shall be used for any purpose contrary to the law, nor is ing occupied by any person not of the Caucasian or white race.

pied by any person not of the state of the s purposes, shall at all times be used for residential purposes only.

All buildings shall be constructed in a good workmanlike manner. No separate tolls shall be allowed on any part of the property. All toilets must me built inside of the dwelling or garage and have a septic tank.

- 4. An undivided one-half interest in and to all oils, gases, coal and minerals of m description, which may be in or upon said lands is reserved.
- 5. The Grantors have constructed (are constructing) in the Park a Club House; are providing one or more water wells within the Park; bringing to the Park telephone and al wires, all at its own expense. These improvements the Grantors will convey to the Islau Park Rod, Gun and Country Club, a non-profit sharing corporation, organized or to be organized under the laws of the State of Washington, members which shall be property owners in that Thereafter the Club shall have the sole charge, management and maintenance thereof, under regulations as the members themselves may prescribe.

The reservations, restrictions and conditions set forth in Clauses 1,2,3 and 4 shall perpetual, binding upon the parties hereto, their heirs and assigns, and shall be covened running with the land. Upon a breach of any of the same said premises shall revert to the Grantors, their heirs or assigns, and they shall have the right to immediate entry upon a

Dated this 6th day of April 1929

ISLAND LAKE PARK DEVELOPMENT COMPANY, By Wm Stiller President. Marvin H. Stiller Sec'y.

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STATE OF WASHINGTON, Ss. COUNTY OF King.

On this 6th day of April A.D., 1929 before me personally appeared William Stiller and Marvin H. Stiller to me known to be the President and Secretary, respectively of the orm ation 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 purposs therein mentioned, and on oath stated that he was authorized to execute said instrument an that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have a hereunto set my hand and affixed my official seal the days year first above written. allen

> Jay C Allen Notary Public in and for the State of Washington, residing at Seattle

Filed for record at Grantor Apr 13 1929 at 8:17 A.M. and recorded Apr 16 1929 at 11:40 A.M.

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THE GRANTORS, Island Lake Park Development Company, for and in consideration of Ten 00/100 DOLLARS do convey and warrant to Anna L. McKirdy the following described Real Esta

Lot 13 & 14 in Block #7 in Division or Tract No. 1 of Island Lake Park, according to plat thereof now on file and of record in the office of the Auditor of Kitsap County, Washington, situated in the County of Kitsap, State of Washington.

This Deed is given upon the following covenants and agreements:

1. Subject to the conditions, restrictions, privileges, rights and exceptions of results. 2. A right of way over and through said premises is reserved to the Grantors, their successors and assigns, for the purpose of laying and maintaining of water pipes, gas pipels and sewers, and for the erection and maintenance of poles for electric wires and telephone and if necessary, for the laying of conduits for the carrying of such wires and torthe purious and repairing and repairing and for the purious and such wires are such wires and such wires and such wires are such wires.

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KITSAP COUNTY, WASHINGTON

3. No part of the premises shall be used for any purpose contrary to the law, nor be occupied by any person not of the Caucasian or white race.

Said premises, unless they be within the district designated and set apart for business purposes, shall at all times be used for residential purposes only.

All buildings shall be constructed in a good workmanlike manner. No separate toilet shall be allowed on any part of the property. All toilets must me built inside of the dwelling or garage and have a septic tank.

4. An undivided one-half interest in and to all oils, gases, coal and minerals of every description, which may be in or upon said lands is reserved.

5. The Grantors have constructed (are constructing) in the Park a Club House; are providing one or more water wells within the Park; bringing to the Park telephone and electric wires, all at its own expense. These improvements the Grantors will convey to the Island Lake Park Rod, Gun and Country Club, a non-profit sharing corporation, organized or to be organized under the laws of the State of Washington, members which shall be property owners in the Park. Thereafter the Club shall have the sole charge, management and maintenance thereof, under such regulations as the members themselves may prescribe.

The reservations, restrictions and conditions set forth in Clauses 1,2,3 and 4 shall be perpetual, binding upon the parties hereto, their heirs and assigns, and shall be covenants running with the land. Upon a breach of any of the same said premises shall revert to the Grantors, their heirs or assigns, and they shall have the right to immediate entry upon said premises.

Deal

Dated this 28th day of March 1929 Purk Nucl

STATE OF WASHINGTON, SS. COUNTY OF King

ISLAND LAKE PARK DEVELOPMENT COMPANY, By Wm Stiller President Marvin H. Stiller Sect'y

By Nolita (Shee Deputy

On this 29th day of March A.D., 1929 before me personally appeared Wm. Stiller and Marvin H. Stiller to me known to be the President & Secretary, respectively of 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 he was authorized to execute 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 first above written llen

Jay C Allen Notary Public in and for the State of Washington, residing at Seattle

OF WASHIN Filed for record at request of Grantor Apr 13 1929 at 8:18 A.M. and recorded Apr 16 1929 at 1:46 P.M. County Auditor,

THE GRANTORS, Island Lake Park Development Company, - for and in consideration of Ten 00/100 DOLLARS do convey and warrant to Ralph C. Dawson the following described Real Estate:

Lots 35 & 36 in Block 4 in Division or Tract No. 1 of Island Lake Park, according to the plat thereof now on file and of record in the office of the Auditor of Kitsap County, Washington, situated in the County of Kitsap, State of Washington.

This Deed is given upon the following covenants and agreements:

- 1. Subject to the conditions, restrictions, privileges, rights and exceptions of record;
- 2. A right of way over and through said premises is reserved to the Grantors, their successors and assigns, for the purpose of laying and maintaining of water pipes, gas pipes, and sewers, and for the erection and maintenance of poles for electric wires and telephone, and if necessary, for the laying of conduits for the carrying of such wires and for the pur-
- pose of replacing and repairing same; 3. No part of the premises shall be used for any purpose contrary to the law, nor be

occupied by any person not of the Caucasian or white race. Said premises, unless they be within the district designated and set apart for business

purposes, shall at all times be used for residential purposes only. All buildings shall be constructed in a good workmanlike manner. No separate toilet shall be allowed on any part of the property. All toilets must me built inside of the dwelling or garage and have a septic tank.



