

THE GRANTORS, Island Lake Park Development Company, for and in consideration of

Ten and no/100 - - - - - (\$10.00) DOLLARS

do convey and warrant to J. C. STEARNS the following described Real Estate: Lot 3 in Block 32 in Division or Tract No. 2 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 purpose 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 be 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 Grantor 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 of 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.

Dated this 7th day of November, 1939.



ISLAND LAKE PARK DEVELOPMENT COMPANY

By H. Hagglund



STATE OF WASHINGTON County of King

On this 7th day of November, A. D. 1939 before me personally appeared J. HAGGLUND

to be the secretary

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 the said instrument and that the seal affixed thereto 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. Notary Public in and for the State of Washington, residing at Seattle.



Filed for Record May 11 1940 954 Department of Edwar D. Smith

ISLAND LAKE PARK (Div. No. 2)

A PORTION OF LOT 3-SEC. 3-TWP. 25 N.-R.1E.-W.M.

Scale: 1" = 100'

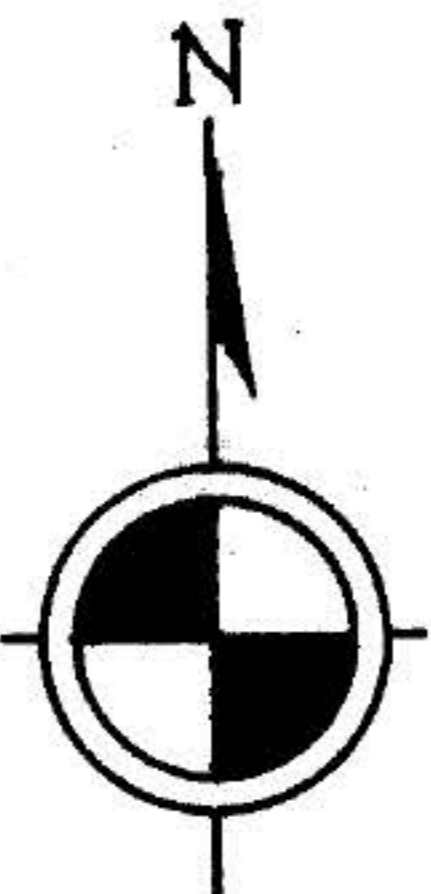
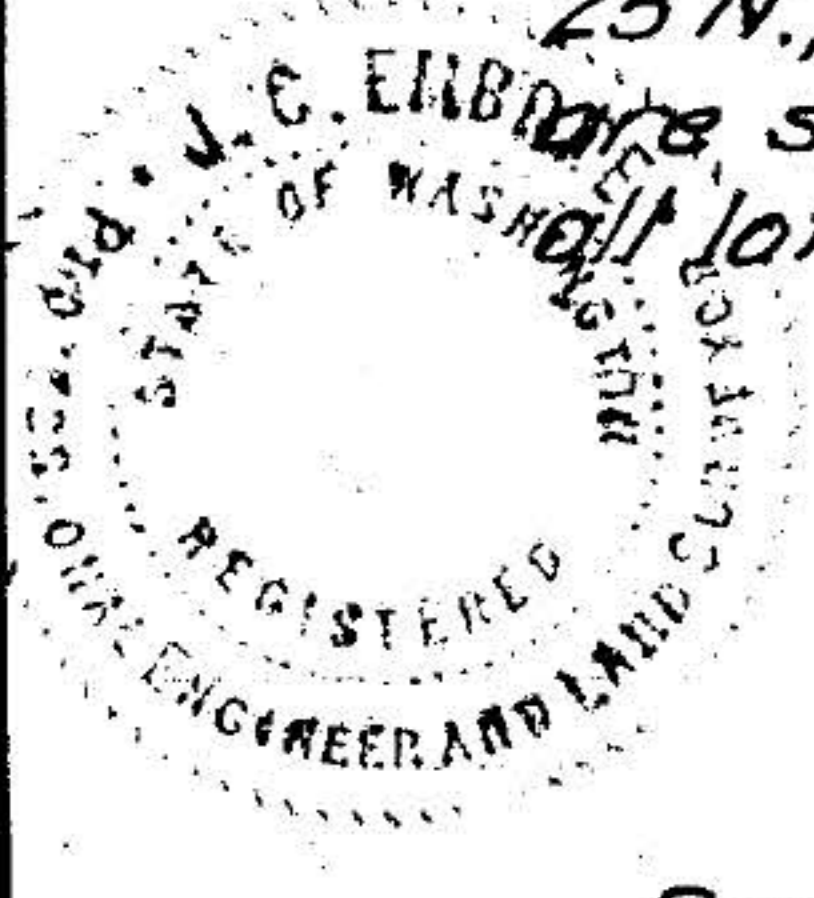
J.C. Embree - Engineer.

Oct. 8th 1937.

Surveyor's Certificate

I hereby certify that the plat of ISLAND LAKE PARK (Div. No. 2) is based upon an actual survey and subdivision of section 3, Twp. 25 N., Range 1 E., W.M., that the distances and courses of angles are shown thereon correctly, the monuments have been set and lot and block corners have been staked on the ground.

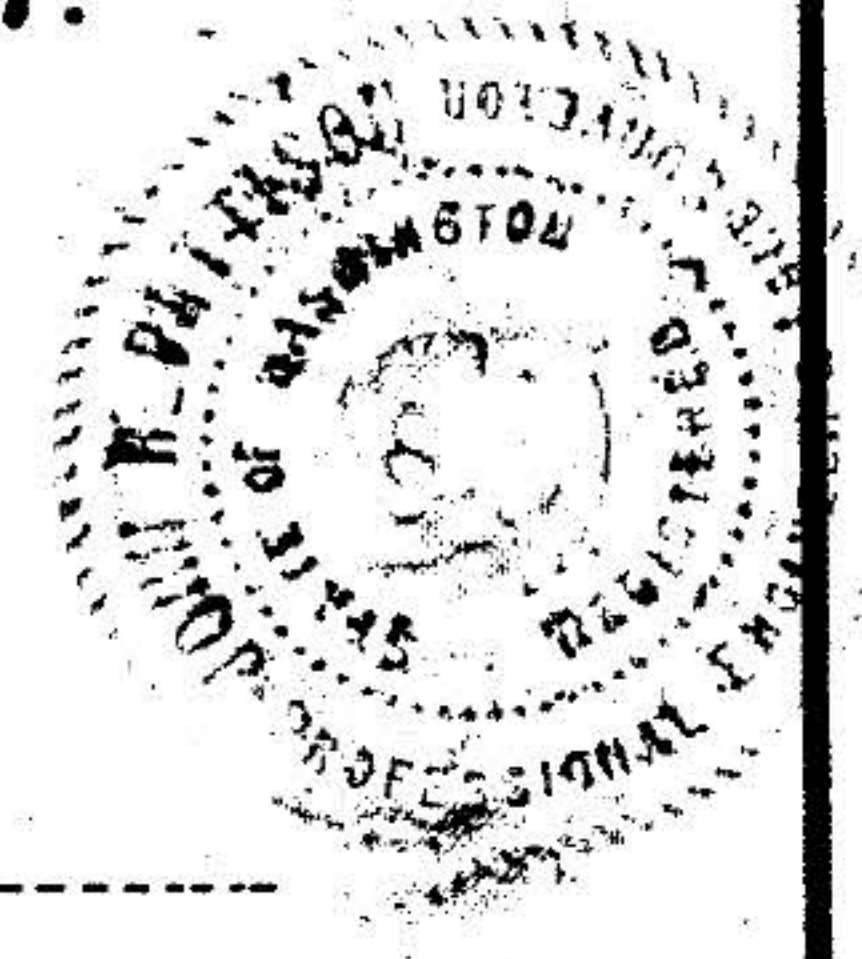
See Vol. 1 - page 28
Field Notes - Kitsap County
J.C. Embree
Land Surveyor



County Engineer's Certificate

Approved by me this 6 day of December, A.D. 1937.

John H. Patterson
County Engineer



County Commissioner's Certificate

Approved by the Board of County Commissioners this 20 day of December, A.D. 1937.

Attest
Edgar D. Smith
Co. Auditor & Clerk of Board.

W. H. Rice
Chairman
Board of County Commissioners.



Description

Part of Lot 3 Sec. 3 Twp. 25 N. R. 1 E. lying E'y of a line bearing S. 1° 00' 33" W. parallel to E'y line of said lot and 1086.69 ft. in a direction bearing S. 89° 46' 08" W. from said E. line, less N'y 114.88 ft. of W'y 252.36 ft. and except: Beginning at large cedar post S. 1° 00' 33" W. 114.88 ft. & S. 89° 46' 08" W. 1086.69 ft. from N.E. Cor. of Lot 3; thence N. 69° 46' 08" E. 171.37 ft.; thence S. 75° 59' 37" E. 357.61 ft.; thence S. 14° 10' 24" E. 292.23 ft.; thence S. 84° 18' 21" W. 98.44 ft.; thence S. 68° 06' 39" W. 196 ft. more or less to the shore line of Island Lake; thence NW'y and W'y along said shore line 307 ft. more or less to point S. 1° 00' 33" W. from beginning; thence N. 1° 00' 33" E. 412 ft. more or less to beginning; Also Except Lots 17 to 20 Blk. 28 herefore dedeed to C.C. Ross in Book 191; Except Lot 7 Blk. 28 herefore dedeed to Mr. & Mrs. Chas. Fitzgerald, Jr. in Book 195 page 504; Except Lots 15 & 16 Blk. 28 herefore dedeed to Dara Fullerton in Book 208 page 636; Except Lot 10 Blk. 32 herefore dedeed to J.W. Casper & Signe N. Soderberg in Book 218 page 284; Except Lot 6 Blk. 31 herefore dedeed to H.W. Barclay & Aura Lee Barclay in Book 222 page 136; Except Lot 9 Blk. 31 herefore dedeed to Albert Peterson & Larnie Peterson in Book 222 page 335; Except Lot 25 Blk. 29; Together with shore lands fronting on the 60 ft street running in an E'y and W'y direction on the North side of Block 28 known as Hillcrest St. so that the said Hillcrest St. is produced and extended across the said shore lands to low water.

All water front lots extend to the waters edge.

Note: All points marked thus "X" on the plat are marked on the ground with 2" iron pipe monuments.
All lots shown crosshatched are unplatted.

Dedication

Know all men by these presents that we the undersigned Marvin H. Stiller, & Rose Stiller, his wife, owners in fee simple of the land hereby platted, the First Federal Savings & Loan Association of Bremerton, mortgagee of a portion of the land hereby platted, & the Island Lake Park Development Co, contract owners of a portion of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon, also to provide for the possible future widening of the streets shown hereon, that portion of all lots within thirty (30) ft. of the street center lines, also the right to drain all streets over and across any lot or lots where water might take a natural course after the streets are graded.

In witness whereof we have hereunto set our hands and seals this 4 day of October, 1937, at the City of Seattle, Washington, and this 17 day of November, 1937.

Marvin H. Stiller
Rose Stiller his wife
E. G. Embree, Asst. Sec.

First Federal Savings & Loan Association of Bremerton } by

Island Lake Park Development Co. by George Nagglund } Sec.

Acknowledgement

This is to certify that on the 4th day of October, A.D. 1937 before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Marvin H. Stiller & Rose Stiller, his wife, E. G. Embree, Asst. Sec. of the First Federal Savings and Loan Association of Bremerton and George Nagglund, Pres. and Sec. of the Island Lake Park Development Co., to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned therein.

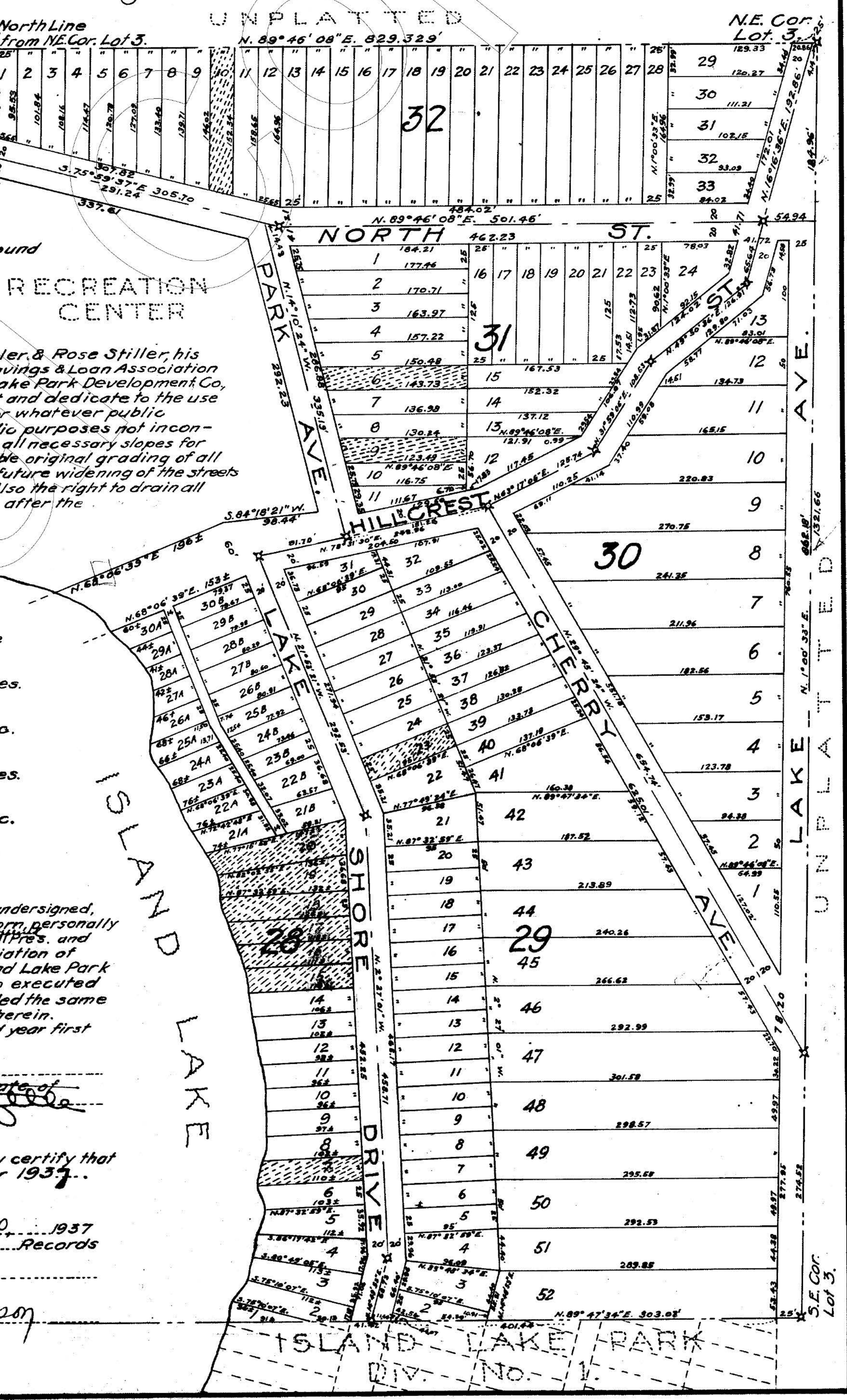
In witness whereof, I have here unto set my hand and seal the day and year first above written.

Notary Public in and for the State of Washington residing at Seattle

Trea C. Wysocki, Treasurer of Kitsap County, Washington hereby certify that all taxes on the above property are fully paid up to and including the year 1937.

Filed for record at the request of J.C. Embree on 10-20-1937 at 52 minutes past 3 P.M. and recorded in Volume 3 of Plats Page 57 Records of Kitsap County, Washington.

Edgar D. Smith
County Auditor
Margaret McPherson
Deputy



\$46.80