

DEED RECORD—No. 195
KITSAP COUNTY, WASHINGTONSTATE OF KANSAS SS
COUNTY OF RAWLINS

I, Fred Howard, A Notary Public, do hereby certify that on this 23 day of May, 1935, personally appeared before me Mae Cox Pugilnot, heir at law of John F. Cox, deceased, to me known to be one of the individuals described in, and who executed the within instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 day of May, A.D. 1935.
Fred Howard
Notary Public in and for the State of Kansas, residing at Atwood, Kan
My Com Exp 6/3/37

Filed for record at request of Clara L. Ketcham Aug 21 1935 at 3:55 P.M. and recorded Aug 27 1935 at 3:50 P.M.
By *Polita Blase* County Auditor, Deputy.

240031

THE GRANTOR James E. Anderson, a bachelor for and in consideration of Two Thousand Dollars in hand paid, convey and warrant to Carl Grahn the grantee the following described real estate.

Lot Two (2), Block One (1), Cogean's Addition to Bremerton situated in the county of Kitsap, State of Washington.
Dated Aug. 21, A.D., 1935.

Signed in presence of

James E. Anderson

STATE OF WASHINGTON,)
COUNTY OF Kitsap) SS.

THIS IS TO CERTIFY, That on this 21 day of Aug A.D., 1935 before me the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn personally came James E. Anderson to me known to be the individual described in and who executed the within instrument, and acknowledged to me that he signed and sealed the same as his 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 first above written.

Marion Garland
Notary Public in and for
the State of Washington,
residing at Bremerton.

Filed for record at request of Marion Garland Aug 22 1935 at 8:35 A.M. and recorded Aug 28 1935 at 8:36 A.M.
By *Polita Blase* County Auditor, Deputy.

240032

BUILDING RESTRICTIONS

John Jensen and Clara A. Jensen, his wife, owners in fee simple of all of the lots in John Jensen's Addition to Bremerton, Kitsap County, Washington, do hereby certify that the following restrictions are hereby imposed upon every lot in said Addition and every conveyance of sale, or deed, or conveyance of any kind on any of the lots in said Addition will be subject to the following restrictions:

(1) That no building nor structure which shall be used for any purpose except that of a dwelling house or appurtenances thereto shall be created or placed upon the above described property.

(2) That any building erected upon Lots 3 to 20 inclusive in said addition shall be set back from the front lot line a distance of at least 19 feet therefrom; that all of said buildings constructed upon said lots 3 to 20 inclusive shall be at least 5 feet distance from each of the side lines of said lots.

(3) That any building erected on lots 2 or 21 of said Addition shall be set back from the front lot line a distance of at least 17 feet; that the said buildings constructed upon the said lots 2 and 21 shall be placed at least 14.90 feet from the side lines abutting on Tenth Street and at least 5 feet from the other side lines, and a distance of at least 5 feet from the rear lines of said lots.

(4) That any building erected upon lots 1 or 22 of said Addition shall be set back from the front line a distance of at least 17 feet; that any building constructed upon said lots 1 or 22 shall be placed a distance of at least 5 feet from the side lines nearest Tenth Street.

and a distance of at least 5 feet from the other side lines, and a distance of at least 5 feet from the rear lines of said lots.

(5) That no dwelling costing less than \$2,500.00 shall be constructed upon any of the lots in said Addition.

(6) That no store, saloon, grocery, garage or mercantile business shall be carried on, nor spirituous or malt liquor shall be manufactured, sold or dealt in upon the above described property, and that said real property shall not be used for anything except residences at any time; that no flats, stores, duplex houses or apartment houses shall be built or placed upon said real property or any part thereof. That not more than one dwelling shall be constructed on any one lot in said Addition.

(7) That no persons of other than the Caucasian Race shall be allowed to purchase, own or lease said property or any part thereof.

(8) That as to grantors herein a breach of any of the foregoing conditions shall cause said premises to revert to the grantors each of whom shall have the right of immediate re-entry upon said premises upon the breach.

(9) That a breach of any of the foregoing conditions, or of any re-entry by reason of such breach shall not defeat or render invalid the lien of any mortgage, deed of trust, or other liens made in good faith and for value as to the said premises, or any part thereof; but said conditions shall be binding upon or effective against any owner of said premises, whose title thereto is acquired by foreclosure, trust sale or otherwise, as to any breach occurring after such acquirement of title.

(10) That the stipulations, agreements and conditions herein contained are to apply to and bind the heirs, administrators, and assigns of the grantors whether as grantors in a deed of any of said property or as vendors in any contract of sale or sale of any parcel of said property, and upon the heirs, executors, administrators, successors and assigns of any grantee or vendee of any contract of sale.

In witness whereof the said John Jensen and Clara A. Jensen have hereunto set their hands and seals this 10th day of August, 1935.

State of Washington)
County of Kitsap) SS

John Jensen
Clara A. Jensen

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 10th day of August, 1935, personally appeared before me John Jensen and Clara A. Jensen to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day above written.



C A Fulmer
Notary Public in and for the
State of Washington, residing
at Bremerton, in said County.

Filed for record at request of *W. Bennett* AUG 22 1935 at 8:36 A.M. and recorded
Aug 28 1935 at 8:55 A.M.

Robert Bliss County Auditor,
By *Robert Bliss* Deputy.

240033

THIS INDENTURE WITNESSETH, That John Jensen and Clara A. Jensen, his wife, parties of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in lawful money of the United States of America, to them in hand paid by James H. Herbert and Mary J. Herbert, his wife, parties of the second part, have GRANTED, BARGAINED and SOLD, and by these presents do Grant, Bargain, Sell and Convey unto the said parties of the second part, and to their heirs and assigns, the following described real property, situate, lying and being in the County of Kitsap, State of Washington, to-wit:

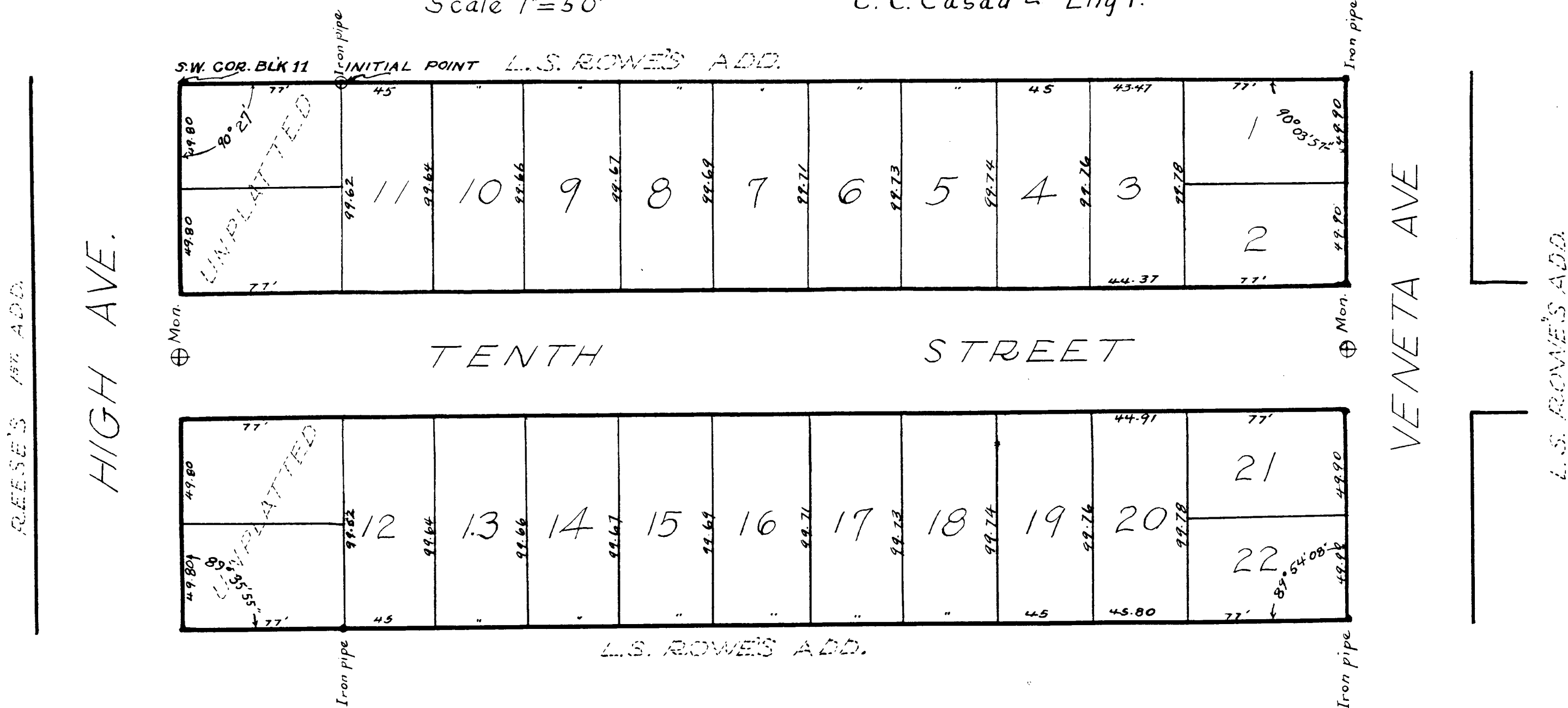
Lot Twenty (20), John Jensens Addition to Bremerton,

This deed is given subject to all of the provisions, stipulations and restrictions as set forth in that certain agreement executed by John Jensen and Clara A. Jensen, his wife, on August 10, 1935, which agreement was filed of record in the Auditor's office of Kitsap County under date of August 22nd, 1935, Auditor's File No. 240032

TO HAVE AND TO HOLD, The said premises, with all their appurtenances, unto the said parties of the second part and to their heirs and assigns forever; and the said John Jensen and Clara A. Jensen parties of the first part, for them and for their heirs, executors and administrators, do hereby covenant to and with the said parties of the second part their heirs and assigns, that they are the owners in fee simple of said premises, and that they

STATE CONVEYANCE STAMPS, \$50.00
APPLIED AND CANCELLED
AFFIDAVIT AND CANCELLATION

Situated in a part of $N\frac{1}{2}$, $NW\frac{1}{4}$, $SE\frac{1}{4}$, Sec. 14,
Tp. 24, N.R. 1 E. W.M.
Scale 1"=50' C. C. Casad - Eng'r.

[illegible]

Beginning 77' East of the Southwest corner of Block 11, L. S. Rowe's First Addition to Bremerton; thence East along the South Line of said Block 480.47 feet more or less to the Southeast corner of said Block 11; thence S. 259.60'; thence S. 89° 20' 55" W. 482.80'; thence N 0° 15' W. 258.92' to the point of beginning.

DEDICATION

Know all men by these presents that we, John Jensen and Clara A. Jensen owners in fee simple of the land embraced in this plat of John Jensen's Addition to Bremerton hereby make and declare this plat of John Jensen's Addition to Bremerton and hereby dedicate to the use of the public forever all the streets and avenues shown thereon.

In witness whereof, we have hereunto set our hands and seals this 22 day of June, A.D. 1934.

John Jensen SEAL

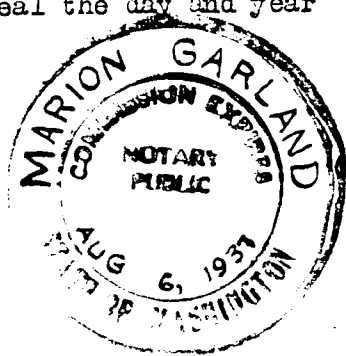
Clara A Jensen SEAL

ACKNOWLEDGEMENT

State of Washington,) S.S. On this 22 day of June A. D. 1934, before me, the undersigned, a
County of Kitsap) Notary Public in and for the afore said County and State, personal-
ly appeared John Jensen and Clara A. Jensen, his wife, to me known to be the persons described
in and who executed the said instrument and acknowledged to me that they signed and sealed the
said instrument and acknowledged to me that they signed and sealed the same for the use and pur-
poses therein mentioned.

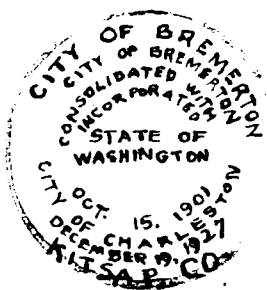
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marion Garland
Notary Public residing
at Bremerton



Examined and approved this 22 day of June A.D. 1934 by the City Commissioners of
Bremerton, Washington

Attest: Bessie Iffert
Depy. City Clerk



J A McGillivray

Mayor

C. S. Halverson

Comm. of Finance.

C. C. Casad

Comm. of Public Works.

I, Fred C. Wyckoff, Treas. of Kitsap County, Wash. do hereby certify
that the Taxes on the described property are paid up to and including the year 1933.



Fred C. Wyckoff
TREASURER KITSAP COUNTY,
WASH.

Filed for record at the request of John Jensen June 29 A.D. 1934 at 05
minutes past 10 o'clock^{A.M.} and recorded in volume 5 of plats page 26 Records of Kitsap
County.

By Olga S. Orseth

Deputy

J. M. Peterson
COUNTY AUDITOR.