FORM 86

443454
WARRANTY DEED

STATUTORY FORM

FOR USE IN THE STATE OF WASHINGTON ONLY

New Policy 6/3/87

VOL 432 PAGE 305

The grantor s- Henry N. Riise and Phyllis A. Riise, his wife ---

of the city of Bremerton, county of Kitsap and

state of Washington, for and in consideration of Ten -- --

($ 10.00) dollars,

in hand paid, convey and warrant to Runar O. Johnson and Billie M. Johnson, his wife,

the following described real estate, situate in the county of Kitsap, and

state of Washington:

Lots 70 and 71, Saulsberry Villa Tracts,
Kitsap County, Washington

(This contract is subject to the following restrictions, conditions and limitations, which shall be considered covenants running with the land; said premises shall not at any time be leased, sold, conveyed or occupied by any person other than one of the Caucasian or white race, nor used for any commercial purpose. Purchasers, their heirs, administrators or assigns, shall not erect any structure or building upon said premises except for private residence purposes or for private garage and necessary outbuildings appurtenant thereto in connection with such residence premises. No more than one private dwelling with garage and necessary outbuildings appurtenant thereto shall be erected on any one lot).

subject to water assessments, which grantees assume and agree to pay.

Dated this 17th day of February, 1944

Henry N. Riise (SEAL)

Phyllis A. Riise (SEAL)

(SEAL)

(SEAL)

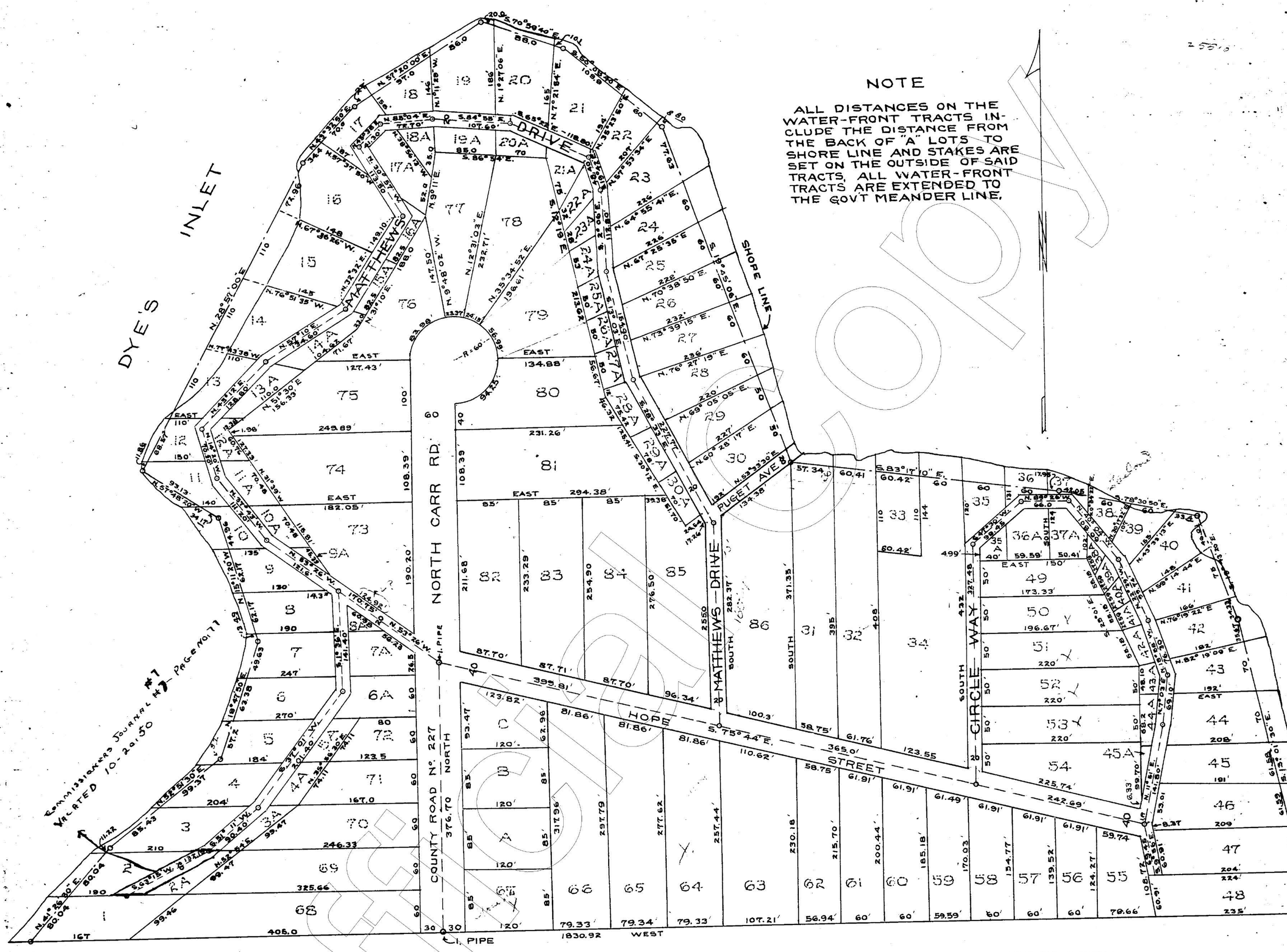
SAULSBERRY VILLA TRACTS

LOT 7 SEC. 3 TWP. 24 N. R. 1 E.

SCALE: 100 FT. = 1 IN.

J. L. BERRY ENG'R

154574



DESCRIPTION

This Plat of "Saulsberry Villa Tracts" comprises all of Lot 7 Sec. 3 Tp. 24 N.R 1 E.

CERTIFICATE

I hereby certify that this plat of Saulsberry Villa Tracts is based on a Subdivision of said Sec. 3, By S.H. Berry, Engineer and south line of said Lot 7 corresponds to a fence line which has been in existence for over a period of 15 years. All lots are staked on the ground as shown on this plat.

J.L.Berry
Civil Engineer.

Approved by the Board of County Commissioners this 4 day of October A.D.1926.

C. E. Greaves
Chairman of the Board of County Commissioners of Kitsap County.

Attest John F. Anderson Clerk of Board.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That I, G.W.Saulsberry, an unmarried man, owner in fee simple of the tract of land comprising this Plat of Saulsberry Villa Tracts, Hereby declare this Plat and Dedicate to the use of the Public forever all the roads shown thereon.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 30th day of September, A.D. 1926.

In the Presence of
T. A. Ross
Jas. R. Pattison

G. W. Saulsberry

Filed for record at the request of G. W. Saulsberry Oct 4 A.D. 1926 at 50 min. past 4 P.M. and recorded in Vol. 4 of Plats Page 117 Records of Kitsap County, Wash.

John F. Anderson
County Auditor
By Alice Berg Dep.

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITSAP } SS

THIS IS TO CERTIFY That, on the 30th day of Sept. A.D.1926, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared G.W.Saulsberry, an unmarried man, to me known to be the individual described in and who executed the foregoing 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.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first above written.

R. E. Bucklin
Notary Public in and for the State of Washington, residing at Port Blakely.

EXAMINED and approved this 30 day of Sept. A.D.1926

J. L. Berry
County Engineer.

R. E. Bucklin
NOTARY PUBLIC
Feb 22, 1929
STATE OF WASHINGTON