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AGREEMENT AS TO BUILDING RESTRICTIONS

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SHEPHARD INVESTMENT COMPANY, a corporation, and ALBERTINA JOHNSON and CHAS. A. JOHNSON, husband and wife, and WM. E. CRAIG, a divorced man, do hereby certify and agree to the following restrictions hereby placed upon all of the lots, numbers 1 to 23, inclusive, Shephard Addition, Kitsap County, Washington, by all of the said owners and mortgagee, and parties of interest on their own behalf and on behalf of subsequent purchasers and owners of said property, to be incorporated in and considered a part of every contract of sale and deed to any of the lots or to any part or portion of the above described property, as follows,to-wit:

(1) No buildings or structures other than single family dwelling houses or residences of the reasonable value of \$2000.00, or more, shall ever be erected or placed upon any of the above described property, and no such buildings or structures shall ever be used for other than residential purposes.

(2) Not more than one single family residence shall be erected or placed upon any one lot in said addition, excepting lots 12-13 and 14-15 may be divided by a line running north and south to the center of said lots and a dwelling constructed on either the east or west side of said center line of said lots 12-13 and 14-15. There can be but one residence on either side of said center line of said groups. The owned by Wm. E. Craig.
(3) Every dwelling erected in said addition shall set back at least twenty (20) feet from the street line, and shall be set in at least five (5) feet from the side lines of every lot.

(4) No mercantile business, store, double house, apartment, saloon, beer parlor, machine shop, automobile sales place or repair shop nor other business shall be erected or maintained on said property, nor shall intoxicating liquor or beer be sold or manufactured for sale thereon.

(5) Only persons of the Caucasian race shall ever be allowed to purchase, hold, own, have or lease said property or any part thereof.

(6)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 rementry upon said premises upon the breach.

(7) 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 there-any breach occurring after such acquirement of title.

VOL217 PAGE 511 (e) 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 sale of any of the 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. TIMESS WHEREOF, the said parties have hereunto set their hands seals this 141, day of 441, 1937. and seals this SHEPHARD INVESTMENT COMPANY, INC. By lice-President Secretary-Treasurer time by TITE OF MASHINGTON, ss. CULTY OF KITSAP. On this <u>refer</u> day of April, 1937, before me personally opered Marion Carland and R.A.Noyes, to me known to be the "ce-President and Secretary-Treasurer respectively of the prosition that executed the within and foregoing instrument, acknowledged the said instrument to be the free and voluntary to addeed of said corporation, for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed thereto the corporate seal of said corporation. the corporate seal of said corporation. TREES HEREOF, I have hereunto set my hand and affixed of loial seal the day and year first above written. Notary Public in and for) the State of Washington, residing at Bremerton OF WASHINGTON) Y OF KITSAP . .) ss. is undersigned, Notary Public in and for the State of Washington, inv at Bremerton, do hereby certify that on this //// day wil, 1937, personally appeared before me ALBERTINA JOHNSON 2. A. JOHNSON, husband and wife, and WM. E. CRAIG, a divorced to me known to be the individuals described in and who executed it in instrument and acknowledted that they signed and sealed it in instrument and acknowledted that they signed and sealed of me as their free and voluntary act and deed for the uses and spec herein mentioned. Spec herein mentioned. herein mentioned. A W HAND AND OFFICIAL SEAL this Here day of Anril, 1937. Notary Fublic in and for the State of Washington, Request of Mashington, Tesiding at Bremerton MHEMENTON TRUST & SAVINGS BANK EDGAR D. SHITH, KRup Co. A.

