35414

VOL 236 PAGE 59

## 282212 BUILDING RESTRICTIONS

BE IT REMEMBERED, that J. W. Bryan and Lorenac Bryan, husband and wife, on their behalf and on behalf of subsequent purchasers and owners, do hereby certify and agree to the following restrictions upon the following described property, the same to be incorporated in and considered a part of every contract of sale and deed to any part or portion of the said property, to-wit:

> The North 7.39 feet of Lot A and all of Lot B, Urban's Addition to Bremerton, and a certain tract lying contiguous thereto, beginning at a point where the East line of the said Lot B, Urban's Addition, intersects the South line of Fourth Street; thence East along the South line of Fourth Street, 165 feet; thence South 57 feet; thence West 110.37 feet; thence South 48 feet; thence West 154.63 feet to the East line of said Lot A, Urban's Addition; thence North 105 feet along the said East line of Lots A and B, Urban's Addition to point of beginning, Kitsap County, Washington.

(1) No buildings or structures other than single family dwelling houses or residences of the reasonable value of \$2,000.00 or more, shall ever be erected or placed upon the said property or any subdivision or portion thereof, except on the East forty-five (45) feet thereof.

(2) Any dwelling erected or placed on said property shall set back at least twenty-five (25) feet from Olympic Avenue or ten (10) feet from Fourth Street, and at least five (5) feet from the side lines of the lot or tract on which said building is placed.

## VOL 236 PAGE 60

(3) All trees and shrubs placed on Said property shall be kept trimmed so that they shall not extend any higher than the building erected thereon. No fence other than light weight, light membered ornsmental iron or metal shall be erected on any part of the property between the front of the house and Fourth Street, Olympic Avenue, or Olympic Place, on which the property fronts. This restriction may be enforced by court order, but not by forfeiture.

(4) No mercantile business, store, saloon, beer parlor, machine shop, automobile sales place or repair shop nor other business place shall be erected or maintained on any part of said property, nor shall intoxicating liquer or beer ever be sold or manufactured for sale on any part or portion of the said addition.

(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 pretises to revert to the grantors, each of whom shall have the right of immediate re-entry upon said premises upon the breach.

(7) That a breach of any of the foregoin: conditions, or of any re-entry by reason of such breach, shall not defeat or render invalid the lien of any mortgoet, 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 cay

VOL236 PAGE 61

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.

(8) That the stipulations, agreements and conditions herein contained are to apply to and bind the heirs, executors, 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.

(9) Any deeds or conveyances of any of the above described real estate shall be made subject to these restrictions.

IN WITNESS WHEREOF the said J. W. Bryan and Lorena Bryan have hereunto set their hands and seals this 20th day of November, 1937.

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STATE OF WASHINGTON COUNTY OF KITSAP

I, the undersigned, Notary Public in and for the State of Washington, residing at Bremerton, do hereby certify that on this 20th day of November, 1937, personally appeared before me J. W. Bryan and Lorena Bryan, to me known to be the individuals des-oribed in and who executed the within instrument and acknow-ledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned. I, the undersigned, Notary

SS

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20th day of November, 1937.

6. 9. Fulmer

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

July 11, 150 & at 8 " A. . assn. of Bren. FIGAR D. SMITH. Kitsan On. Auditor M.C.

## DESCRIPTION

This PLAT of URBAN'S ADDITION to City of Bremerton comprises the NW4 SW4 SW4 of Sec. 14, Twp. 24 N.R IE,W.M. excepting the West 300 feet thereof, and is more particularly described as follows: - from the NE Cor. NW 4 SW 4 of said Sec 14, run 5 0° 00' 15' E. 30.00 feet to initial Point; th. S 0° 00' 15-E 609.41 feet; th. N 89° 56' 15' W. 362.50 feet; th, N 0° 02' 45" E 610.04 feet; th. S 89° 50" 15" E 362.01 feet to initial point.

## DEDICATION.

Know all men by these presents that the undersigned, Bremerton Creamery and Produce Company Inc., a corporation duly organized, and existing under the Laws of the State of Washington, and having its principal place of business at Bremerton, Wash., owner in fee simple of the above described Tract of Land, hereby declares this Plat of URBAN'S ADDITION to City of Bremerton and dedicates to the public, for the public use forever all Streets and Alleys as



In Witness Whereof I have hereunto set my hand, and affixed my official seal

I hereby certify that all taxes have been paid on the property comprising the POFFICIAL Plat of Urban's Addition to the City of Bremerton, up to and including the Siyear 1932. Fred C . Wyckoff SEAL WASHINGTON -Co. Treasurer Kitsap Co. Examined and approved by the City Council of the City of Bremerton this 4th day of February, A. D. 1933. J.A. McGillivray Mayor. Attest E. J. McCall OT BREMER City Clerk STATE OF WASHINGTON 500 OF CHARL921 2 A CEMBER Filed for Record at the Request of E.H. Urban this 15 day of Feb. A. D. 1933 at /07 minutes past 11 o'clock A. M., and recorded in Vol. 5 on Page 21 of Plats Records of Kitsap County, Washington M. Ceterson 00. Auditor

shown on the accompanying Plat.

In Witness Whereof the Bremerton Creamery and Produce Company, - by its President and

Secretary, has hereunto affixed its hand and official seal this 7th day of Feb. A. D. 1933.

Bremerton Creamery & Produce Co. Inc.

E CORPORATE »

- SEAL

Cr Or

AUG. 1.1911

REMERION, WASH

E. H. Urban President

J.A. Greene Secretary ACKNOWLEDGEMENT.

State of Washington,) S.S. County of Kitsap

1933

This is to certify that on this 7th day of Feb. A. D. 1933, before me, a Notary Public, in and for the State of Washington, personally appeared E. H. Urban and J. A. Greene to me known to be the President and Secretary respectively, of the Bremerton Creamery and Produce Company Inc., the corporation which executed the foregoing instrument freely and voluntarily for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal

of said corporation.

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Kitsap County

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