

1596659 B6

Statutory Warranty Deed

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1596659

RECORDED DEED
VOL. 993 OF
PAGE 412 REQUEST OF

JUN 12 3 07 PM '51

J. W. SMITH, ASSESSOR
PIERCE COUNTY, WASH.
DEPUTY

WASHINGTON
TITLE INSURANCE
COMPANY

SEATTLE, WASHINGTON

Mail to

4421 - 50th St
Seattle, Wash

Send Tax Statement to

FORM L58

Statutory Warranty Deed

THE GRANTOR 's Fred C Hofstetter & Gertrude A Hofstetter (hus & wife)

for and in consideration of Twelve Hundred seventy-five Dollars

in hand paid, conveys and warrants to Robert R Helm & Mary Lauder Helm (hus & wife)

the following described real estate, situated in the County of Pierce State of Washington:

Lot twelve (12) Block five (5) Beverly Heights
Subject to LID #5181 in amt of \$30.15.

As part of the consideration for this conveyance, Grantees agree on behalf of themselves, their heirs and assigns, that the property above described shall be used and occupied for residence purposes only, that no dwelling house shall be erected upon said property having a floor area of less than 1000 Square feet exclusive of garage, that garages shall be a part of all dwellings or attached by a covered breeze-way, that only one dwelling shall be erected upon any one lot, that no trailer, tent or shack shall be used on said property for dwelling purposes, that no cattle, poultry or swine shall be kept on said property, that said property shall not be sold to, leased to, rented to or occupied by any person other than of the Caucasian race; provided, however, that this shall not prevent the domiciling of domestic servants of another race in a dwelling on said property. This covenant shall run with the land and may be enforced by the Grantor, his heirs and assigns, and by any person claiming title to any property in Beverly Heights through said grantor.

Dated this Nineteenth day of May, 1951.

This transaction is Not taxable under Chapt. 11, of the Extraordinary Session Laws of 1951.

See Affidavit No. 1401

L R Johnson

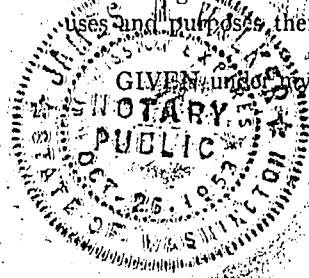
L. R. Johnson, County Treasurer

By Martin R. Esterday

On this day personally appeared before me

Fred C Hofstetter and Gertrude A Hofstetter

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

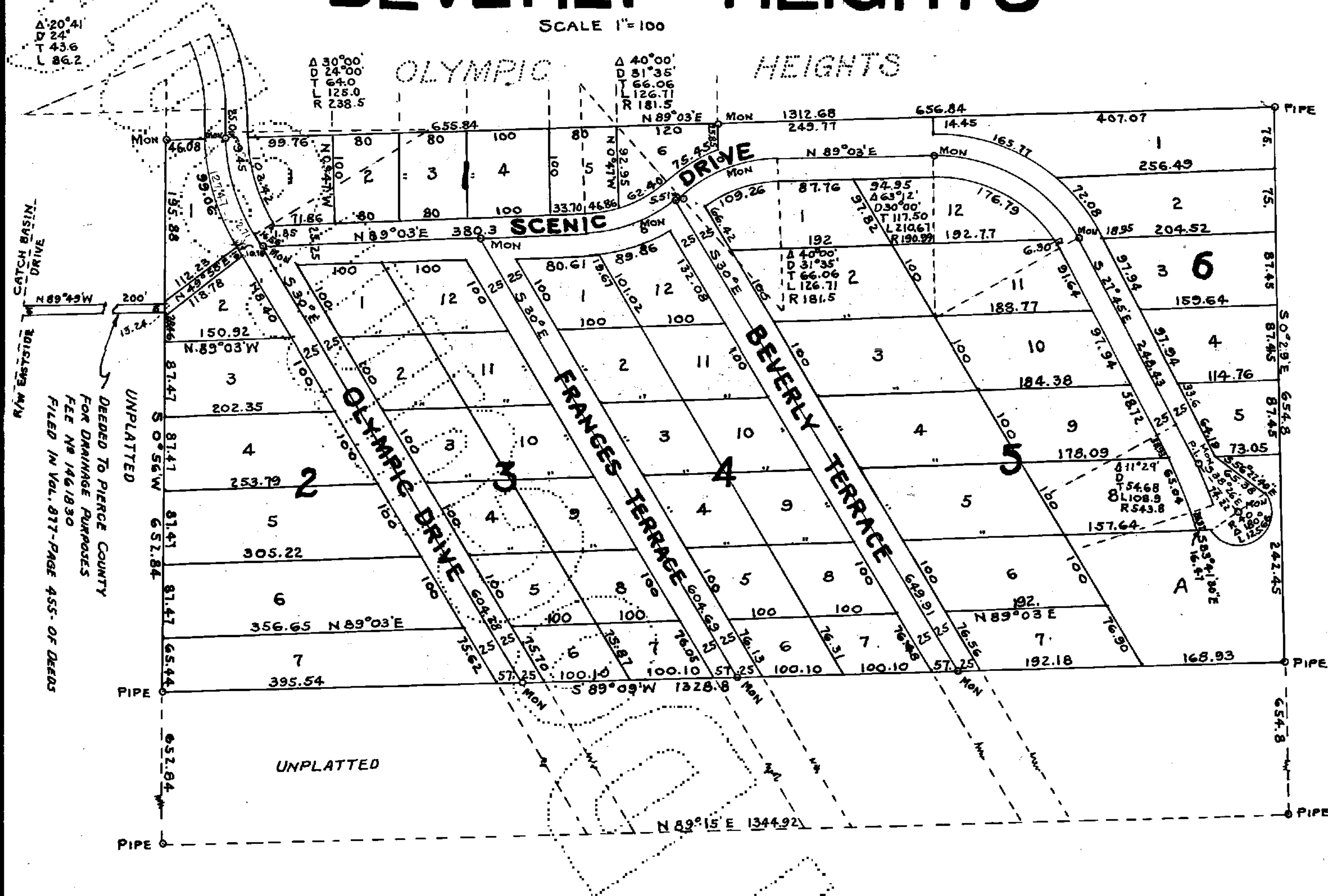


GIVEN under my hand and official seal this 19th day of May, 1951

James H. Shalcker
Notary Public in and for the State of Washington,
residing at

BEVERLY HEIGHTS

SCALE 1"=100



DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SEC. 16
TOWNSHIP 21 NORTH RANGE 3 EAST W.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED
OWNERS IN FEE SIMPLE OF THE LAND HEREBY
PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER
THE STREETS SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT IN-
CONSISTENT WITH THE USE THEREOF FOR HIGHWAY PURPOSES
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 25 DAY OF
MARCH A.D. 1947.

FRED C. HOFSTETTER

GERTRUDE A. HOFSTETTER

ACKNOWLEDGMENT

STATE OF WASHINGTON SS
COUNTY OF PIERCE

THIS IS TO CERTIFY THAT ON THIS 25TH DAY OF MARCH A. D. 1947
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED
FRED C. HOFSTETTER AND GERTRUDE A. HOFSTETTER
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FORGOING DEDICATION, AND WHO
ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THERE FREE AND
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

GRACE B. COLE NOTARY PUBLIC
COMMISSION EXPIRES OCT. 25, 1950
STATE OF WASHINGTON

GRACE B. COLE
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON RESIDING AT TACOMA

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF BEVERLY HEIGHTS IS BASED UPON AN
ACTUAL SURVEY, THAT THE DISTANCES COURSES AND ANGLES ARE SHOWN THEREON CORRECT-
LY; THAT MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON
THE GROUND; THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE
REGULATIONS GOVERNING PLATTING.

CARL E. OSTLUND REGISTERED
PROFESSIONAL ENGINEER
STATE OF WASHINGTON

CARL E. OSTLUND
REGISTERED PROFESSIONAL ENGINEER

COUNTY AUDITOR
SEAL
PIERCE COUNTY WASHINGTON

APPROVALS

EXAMINED AND APPROVED THIS 29TH DAY OF SEPT. 1947

COMMISSIONERS COURT
PIERCE CO. WASHINGTON

L. A. HUDSON

HARVEY O. SCOFIELD

PAUL NEWMAN

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 9TH DAY OF SEPTEMBER
A.D. 1947.

FINCH VAN SLYKE
PIERCE COUNTY ROAD ENGINEER
REGISTERED
PROFESSIONAL ENGINEER
STATE OF WASHINGTON

I HEREBY CERTIFY THAT THE WITHIN PLAT OF BEVERLY HEIGHTS
IS DULY APPROVED BY THE PIERCE COUNTY PLANNING COMMISSION
THIS 9TH DAY OF SEPTEMBER A.D. 1947.

D. H. SMITH
CHAIRMAN

G. E. MCMASTER
PLANNING ENGINEER &
EXECUTIVE OFFICER

APPROVED AS TO FORM THIS 22 DAY OF SEPTEMBER A.D. 1947

H. B. SOULE
DEPUTY

PATRICK M. STEELE
PROSECUTING ATTORNEY
PIERCE COUNTY

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE
LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO
THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND
DISCHARGED. DATED THIS 11TH DAY OF SEPTEMBER A.D. 1947

L. R. JOHNSON
TREASURER OF PIERCE COUNTY
WASHINGTON

1462109
TREASURER
OFFICIAL SEAL
PIERCE COUNTY WASHINGTON

FILED FOR RECORD AT THE REQUEST OF F. C. HOFSTETTER
THIS 30TH DAY OF SEPT. A.D. 1947, AT 31 MINUTES
PAST 3 P.M. AND RECORDED IN VOLUME 14 OF PLATS
PAGE 23 RECORDS OF PIERCE COUNTY WASHINGTON.

CLARE RADEK
DEPUTY

J. E. FORD, PIERCE CO. AUDITOR
PIERCE COUNTY AUDITOR

COMPARED BY H. J. + E. B.
INDEXED BY 94

UNPLATTED

For reference only, not for re-sale.