

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Norton Clapp, as his sole and separate property, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in lawful money of the United States of America, to him in hand paid by Thomas T. Morton and Margaret H. Morton, husband and wife, parties of the second part, has granted, bargained and sold, and by these presents does 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 Pierce, State of Washington, to-wit:

Lots One (1), Two (2), Three (3), Four (4) and the Westerly Five (5) feet of Lot Five (5) in Block Two (2) as the same are known and designated upon a certain plat entitled "Lakewood Subdivision No. 1" filed for record in the office of the Auditor of said County February 18, 1910.

This conveyance is made subject to the following restrictions:

(a) No building shall be erected on any building plot except one detached single family dwelling and a one or two car garage.

(b) No lot shall be resubdivided into building lots having less than 5000 square feet or a width of less than 50 feet each.

(c) No building shall be erected on said premises nearer than 20 feet to the front lot line, nor nearer than 12 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-quarter of said premises.

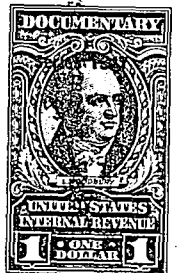
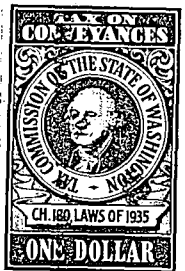
(d) No noxious or offensive trade shall be carried on upon said premises nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

(e) No race other than Caucasian shall use or occupy any dwelling on the premises, except that this covenant shall not prevent occupancy of domestic servants of a different race or nationality employed by an owner or tenant.

(f) No garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently.

(g) No structure shall be moved onto said premises unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with similar structures in the tract.

(h) No building shall be erected on said premises until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivisions. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within a reasonable time, then such approval will not be required.



(i) Until such time as a public sewage disposal system is provided, sewage disposed shall be by means of approved septic tanks, and cesspools or other means shall not be permitted.

(j) The covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962, at which time said covenants and restrictions shall terminate.

(k) If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1962, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violations.

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 party of the first part, for himself and for his heirs, executors and administrators, does hereby covenant and agree to and with the said parties of the second part, their heirs and assigns, as follows, and not otherwise, to-wit: that he has not made, done, committed or suffered any act or acts, thing or things whatsoever, whereby, or by means whereof, the said premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

WITNESS his hand and seal this 5th day of March, A. D.

One Thousand Nine Hundred and Forty-Eight.

Norton Clapp

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 5th day of March, 1948, personally appeared before me Norton Clapp, to me known to be the individual described in and who executed the within instrument, and acknowledged 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 affixed my official seal the day and year in this certificate first above written.

John H. Murthland
Notary Public in and for the State of
Washington, residing at Seattle in
said County.

Filed for record Apr. 14, 1948

Request of

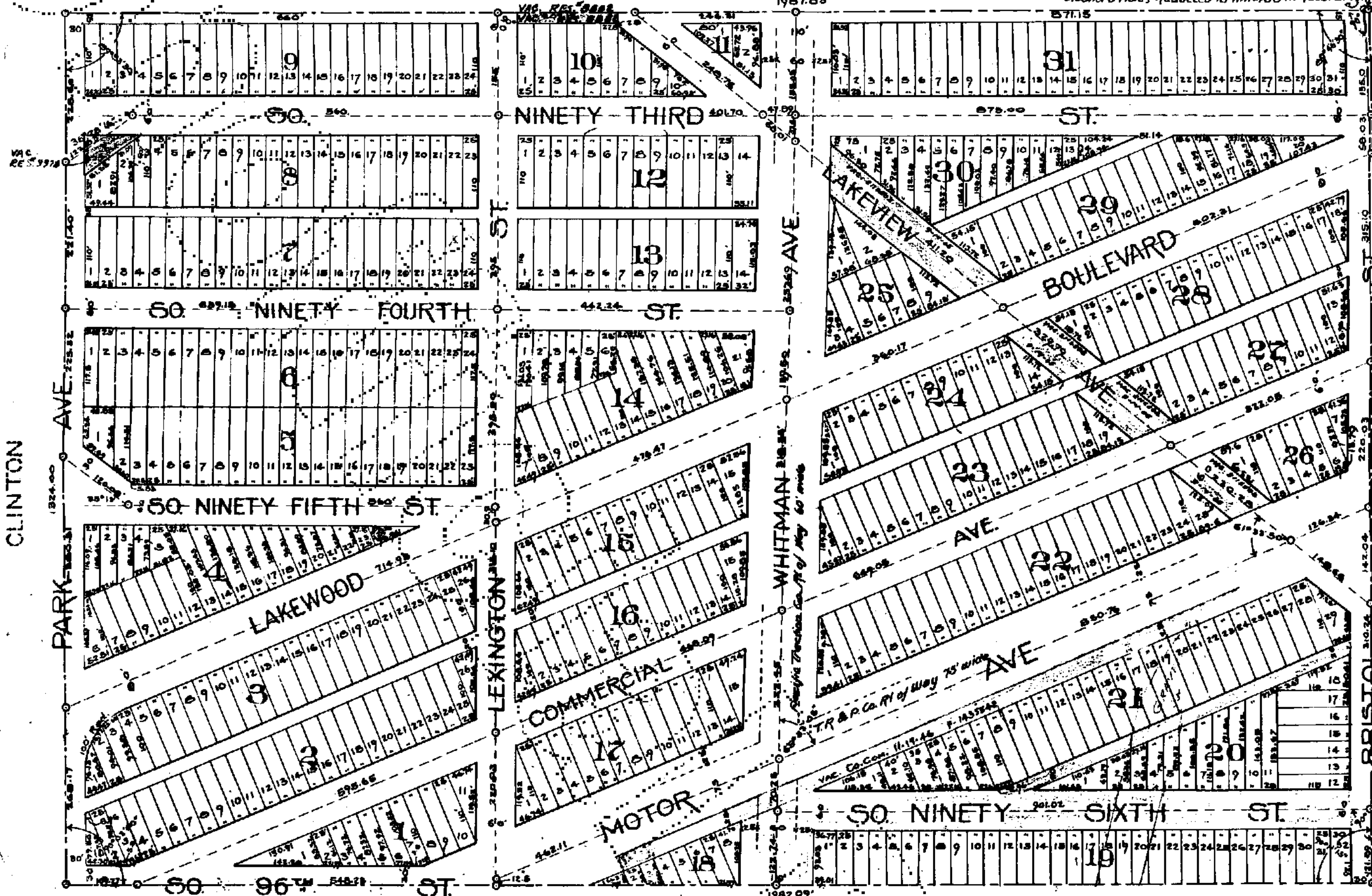
J. E. FORD, County Auditor

COMMONWEALTH TITLE COMPANY



LINPLATTED
1967.03'

Scale 1 in. = 100'
Auditor's Note: Reduced to 1 in. = 150' in Recording



Order of Vacation

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know all men by these presents: That Tillman-Thompson Co a corporation duly organized, and existing under the laws of the STATE of WASHINGTON, sole owner of the following described property to wit: The S.W. 1/4 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of Section 35, Twp. 20 N. R. 2 E. W. 4 M., here caused the same to be surveyed and plotted according to this map, to be hereafter known as LAKEWOOD, SUBDIVISION NO. 1, PIERCE CO., WASH., and that the same is free from all incumbrances and that the said Company hereby donates and dedicates to the use of the public forever the streets, avenues and alleys shown hereon subject to the rights-of-way of the Tacoma Railway and Power Company and Pacific Traction Company but donating and dedicating to the public however all street and highway crossings across said rights-of-way in so far as the donors have the legal right so to do as reserved in the deeds to the said rights-of-way.

In witness whereof the said Tillman-Thompson Co has caused these presents to be signed by its President and attested by its Secretary and sealed with its corporate seal this 4th day of Feb'y 1910, pursuant to and in accordance with a resolution of its Board of Trustees duly passed and entered on its records.



TALLMAN-THOMPSON CO

By L.L. Tallman
its President
Attest. M.P. Thompson
its Secretary

State of Washington }
County of Pierce } s.s.

I, Franklin Fogg, duly qualified Notary Public in and for said County of Pierce, do hereby certify that on this 4th day of February 1910 before me personally appeared L. E. Tallman & M. P. Thompson to me known to be the President and Secretary of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and each on oath stated that they were authorized to execute said instrument and that the seal attached is the corporate seal of said corporation.

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



Indexed by Thompson
Compared by ~~and~~ Campbell

I hereby certify that I have surveyed the accompanying plot, that the measurements shown hereon are correct and that monuments are placed at points indicated by small circles.

Barton & Caldwell, Engineers.
Per M. M. B.

Approved as to form of dedication Feb. 16th 1910

J. F. Street Lytle
Deputy Prosecuting Attorney

Approved this 2nd day of Feb. 1910

J. E. Moell
County Engineer
per Elias F. Pfeiffer
Deputy.

Approved by the Board of County Commissioners of Pierce County Washington
this 18th day of Feb. 1910.

Simon Mettler
Chairman

Tecoma. Feb 17th 1910

I hereby certify that all taxes and assessments which have been levied and become chargeable against the above described property at this date have been fully paid, satisfied and discharged.



310305

Filed and recorded at the request of Tallman, Thompson Co. this 18th day of Feby 1910 at 58 minutes past 4 o'clock P.M. on Page 120, Vol. 9 of Record of Deeds

Edward Meath
County Treasurer
By J. C. Darr, Deputy

W A Stewart
Auditor Pierce County Washington.
By J H C. Kainder
Deputy

B.L. REVISION - AF# 910219047A

Order of Vacation.
all these parts of Sec 96th and adjacent area in Laxwood Sub Div No. 1,
lying west of Gravelly Lane Drive, South of Mayor Ave and North of a line
parallel with and 20 feet northerly from the south line of Sec 35.
Township 20 North, Range 2 East, N.M. as shown on the plat of
Laxwood Subdivision No. 1 as filed, on record with the Auditor of
Mexico County, page 120. Vol 9 of C. Rts. be and the same is here,
vacated and abandoned, and shall relate to abutting property as
provided for by law. In witness whereof, April 19, 1938 Dated at Mexico
this 19th day of April AD 1938. J. J. [Signature] (not a clerk) - 2

approved John R. Fishburne