

1287547

VOL 678 PAGE 339

THIS INDENTURE WITNESSETH, That J.W. Lee and Lillian B. Lee
husband and wife at all times since acquiring title to the within
described premises parties of the first part, for and in consideration of the sum of
Ten Dollars and Other Valuable Considerations DOLLARS,
in lawful money of the United States of America, to them in hand paid by
Augustus N. Lown and Harriet N. Lown, husband and wife

parties of the second part, have GRANTED, BARGAINED, and SOLD, and by these presents
do 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:

Lot 5, Lee's Sunset Beach, according to plat recorded in Book 12 of
Plat at page 20, together with an easment right for one locker in the
Boat House for storage of a row boat not to exceed 14 feet in length;
this boathouse to be erected on Lot 45 of said Plat, only on and after
there are six or more purchasers of land in said addition who will use
said boathouse. The seller shall be under no obligation to maintain or
to keep said boathouse in repair; on the other hand, the users of
said boathouse, including these grantees, assume and agree to pay
all maintainance and upkeep charges on said boathouse, taxes, insur-
ance or any other expenses in connection therewith. These premises are
subject to the following six reservations and conditions, which res-
ervations and conditions shall be considered restrictive covenants
running with the land, and made for the benefit of adjoining owners
in said addition:-

1. No dwelling house costing less than \$2500 shall be built or main-
tained thereon, and such dwelling shall at all times be kept painted
and in good condition.

2. Other than a suitable and presentable garage, which should be built
attached to the dwelling, no other outbuildings shall be built or
maintained thereon.

3. No poultry or other animals, other than household pets shall be
kept on said premises.

4. Said premises shall not be sold, conveyed, rented or leased to any
person other than the white race, nor shall any person other than
the white race be permitted to occupy any portion of said property
or building thereon, except domestic servants actually employed by
white occupant of said premises or buildings thereon.

5. These covenants and reservations shall continue in force for a
period of 15 years from the date of purchase of said land or any
portion thereof from the owner J.W. Lee.

6. If any of these conditions herein be violated, the said premises
shall revert to the grantors or their heirs or assigns.

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

J.W. Lee and Lillian B. Lee his wife

parties of the first part, for themselves
and for their heirs, executors and administrators, do hereby covenant to and with the
said parties of the second part their heirs and assigns, that they are the owner's
in fee simple of said premises, and that they are free from all incumbrances

For reference only, not for re-sale.

and that they will WARRANT and DEFEND the title thereto against all lawful claims whatsoever,

WITNESS, our hand S and seal S this 1st day of October A. D., One Thousand Nine Hundred and Forty One

Signed, Sealed and Delivered in Presence of

J. W. Lee (Seal)
Lillian B. Lee (Seal)
 _____ (Seal)
 _____ (Seal)

STATE OF WASHINGTON,

County of Pierce } ss.

I, _____

a Notary Public in and for the said State, do hereby certify that on this 1st day of October, 19 41, personally appeared before me

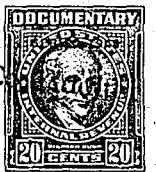
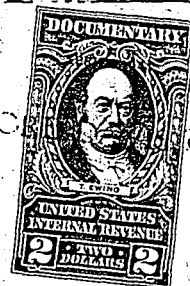
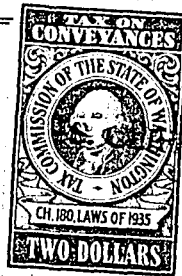
J.W. Lee and Lillian B. Lee, husband and wife

to me known to be the individual S described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their 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.

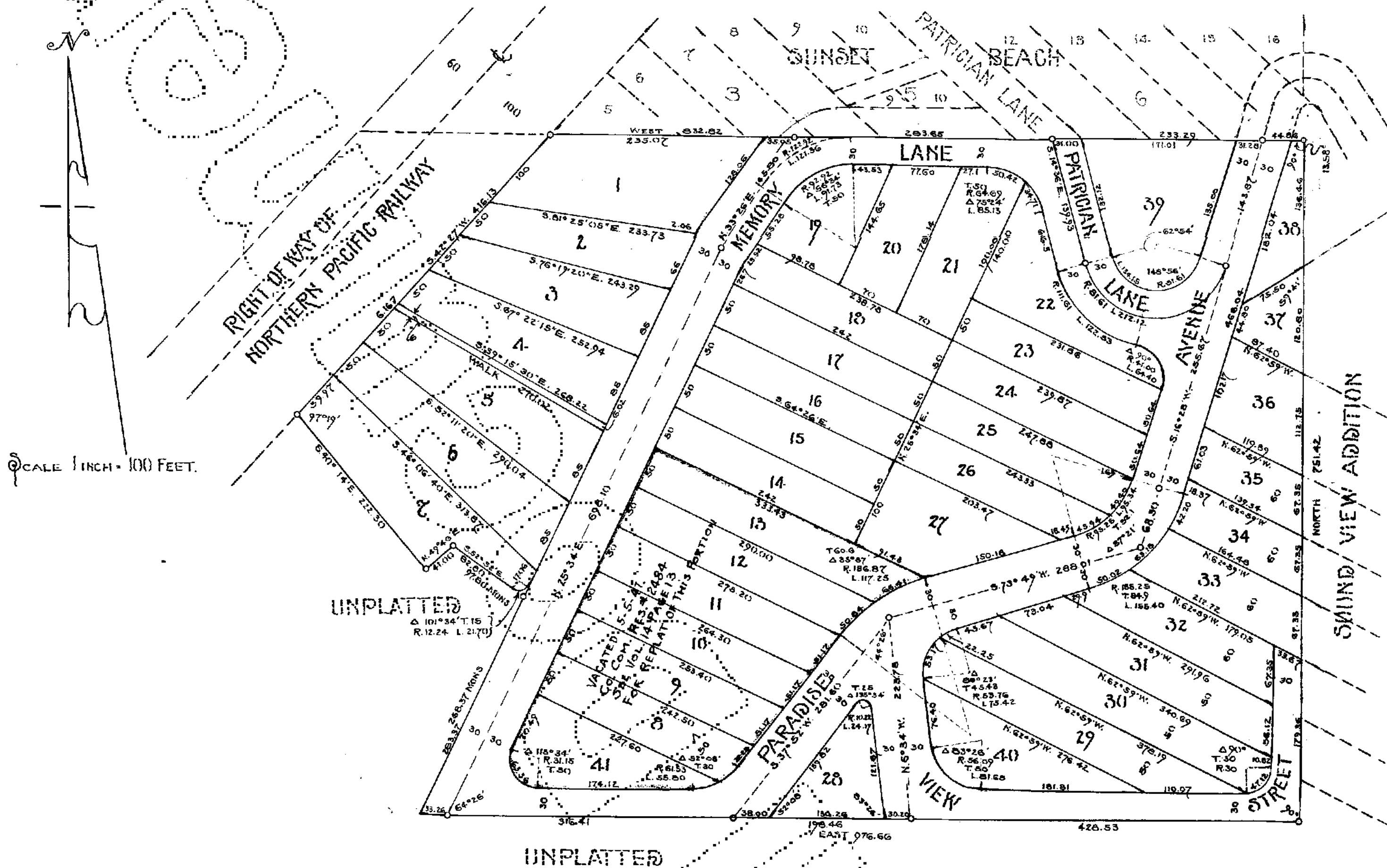
M. B. Schwemke
 Notary Public in and for the State of Washington, residing at Tacoma in said County.

Filed for Record Oct. 3, 1941 10:25 A.M.
 Request of A. N. Young
 S. CLIFFORD DAVIS, County Auditor



For reference only, not for re-sale.

LEE'S SUNSET BEACH



For reference only, not for re-sale.

This is to certify that we, J.W. Lee and Lillian B. Lee husband and wife now and at all times since acquiring the land hereby platted, sole owners of the following described land; All that part of Lot 2, Section 17, Township 20 North, Range 2 East, Willamette Meridian, described as follows: Beginning at the Northeast corner of said Lot thence running West on north line said Lot 832.52 feet to Easterly line of right of way of Northern Pacific Railway Company, thence South 42 degrees and 27 minutes West 416.13 feet on said Easterly line, thence South 40 degrees and 14 minutes East 222.30 feet, thence North 49 degrees and 46 minutes East 41.00 feet, thence South 52 degrees and 52 minutes East 512.80 feet, thence on a curve to the left of 12.24 feet radius a distance of 21.70 feet, thence South 25 degrees and 34 minutes West 283.37 feet to South line of North 25 acres of said lot, thence East on said South line 716.66 feet to East line said lot, thence North 731.42 feet to beginning and containing 16.61 acres more or less in Pierce County, Washington, have caused the same to be surveyed and platted as shown hereon, to be hereafter known as Lee's Sunset Beach and that we hereby donate and dedicate to the use of the public forever the streets, avenues, lanes and walk shown hereon.

We further certify that we are the sole owners of the land hereby platted and that the same is free from all incumbrances including taxes.

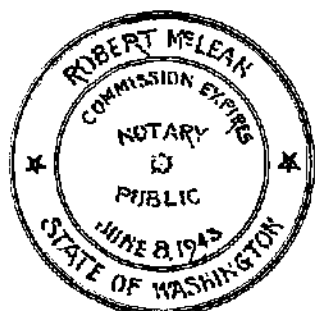
In Witness Whereof we have hereunto set our hands this 14th day of August 1939.

J.W. Lee
Lillian B. Lee

State of Washington ss.
County of Pierce

This is to certify that on this 14th day of August 1939 personally appeared before me J.W. Lee and Lillian B. Lee, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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 first above written.



Robert McLean
Notary Public in and for the State of Washington
residing at Tacoma, Washington.

Compared by C.C. McF. Indexed by C.

Thereby certify that I have surveyed the within described land, that this map is correct, and that stone monuments have been placed at points indicated by circles (c) Tacoma, Wash. July 15, 1939

D.W. White
Registered Professional Engineer



Approved 8/14/39

D.W. White
County Engineer



Approved as to form

E.C. Peterson
Deputy Prosecuting Attorney

Approved by the Board of County Commissioners of Pierce County, Washington, this 14th day of Aug 1939.

L.P. Mollen
H.H. Rankin
Commissioners

Geo. Schlarb
Chairman



Tacoma, Wash. Aug 14, 1939.
I hereby certify that there are no unpaid state or county taxes on the within described land.

Paul Newman
Treasurer, Pierce County, Washington

By E. L. Schuman
Deputy



1248772

Filed and recorded at the request of J.W. Lee, this 17th day of August 1939, at 4:2 minutes past 10 o'clock A.M. on page 20 Volume 12 of record of Plats.

S. Clifford Davis
Auditor of Pierce County, Washington

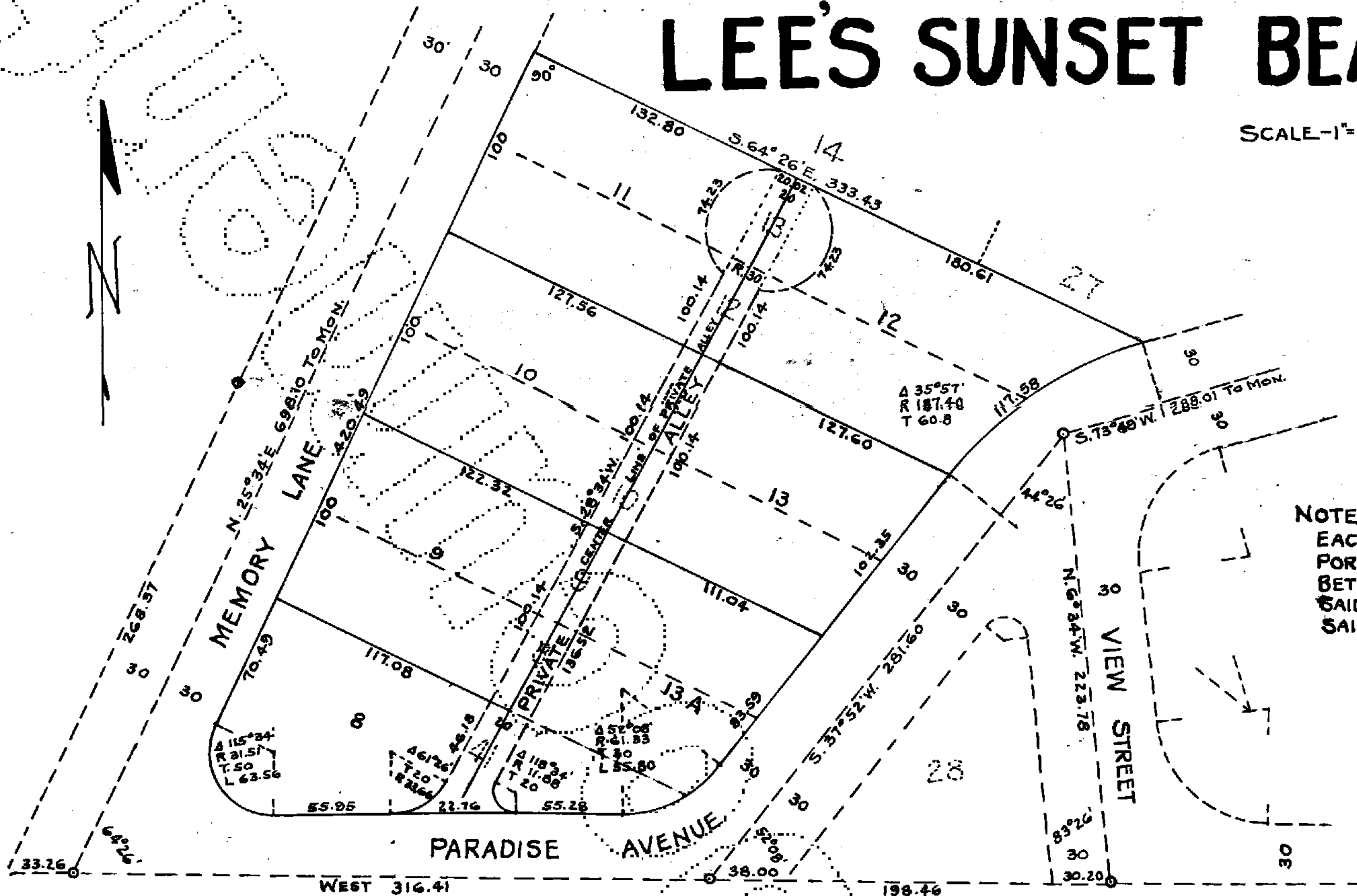
By J.W. Dunsen
Deputy



REPLAT OF LOTS 8, 9, 10, 11, 12, 13 AND 41 IN

LEE'S SUNSET BEACH

SCALE - 1" = 50'



NOTE -
EACH LOT TO INCLUDE THAT
PORTION OF PRIVATE ALLEY
BETWEEN CENTER LINE OF
SAID PRIVATE ALLEY ABUTTING
SAID LOT.

THIS IS TO CERTIFY THAT WE, J.W. LEE AND LILLIAN B. LEE, HUSBAND AND WIFE, NOW AND AT ALL TIMES SINCE ACQUIRING THE LAND HEREBY PLATTED, SOLE OWNERS OF THE FOLLOWING DESCRIBED LAND; ALL THOSE PARTS OF LOTS 8, 9, 10, 11, 12, 13 AND 41, IN LEE'S SUNSET BEACH, ACCORDING TO THE PLAT THEREOF FILED AND RECORDED IN THE OFFICE OF THE AUDITOR OF PIERCE COUNTY, WASHINGTON, AUGUST 17, 1939, ON PAGE 20, VOLUME 12 OF RECORD OF PLATS, IN PIERCE COUNTY, WASHINGTON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, TO BE HEREAFTER KNOWN AS REPLAT OF LOTS 8, 9, 10, 11, 12, 13 AND 41 IN LEE'S SUNSET BEACH AND THAT WE HEREBY DONATE AND DEDICATE TO THE USE OF THE ABUTTING LOT OWNERS, THE PRIVATE ALLEY SHOWN HEREON.

WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THE PLAT BY REASON OF ANY CUTS OR FILLS MADE IN THE ALLEY IN THE ORIGINAL GRADING OF THE STREET.

WE FURTHER CERTIFY THAT WE ARE THE SOLE OWNERS OF THE LAND HEREBY PLATTED AND THAT THE SAME IS FREE FROM ALL INCUMBRANCES INCLUDING TAXES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 25th DAY OF March 1947.

J. W. LEE

LILLIAN B. LEE

STATE OF WASHINGTON }
COUNTY OF PIERCE } SS

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF MARCH, 1947, PERSONALLY APPEARED BEFORE ME J. W. LEE AND LILLIAN B. LEE, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR 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 FIRST ABOVE WRITTEN.

" J. H. LARSEN NOTARY PUBLIC
" COMMISSION EXPIRES MAY 23, 1948
" STATE OF WASHINGTON
" PIERCE COUNTY WASHINGTON

J. H. LARSEN
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT TACOMA,
WASH.

I HEREBY CERTIFY THAT THERE ARE NO UNPAID STATE OR COUNTY TAXES ON THE WITHIN DESCRIBED LAND.

" TREASURER
" OFFICIAL SEAL
" PIERCE COUNTY WASHINGTON

L. R. JOHNSON
TREASURER, PIERCE COUNTY, WASHINGTON

BY CALVIN J. CARR DEPUTY

I HEREBY CERTIFY THAT I HAVE SURVEYED THE WITHIN DESCRIBED LAND, AND THIS MAP IS CORRECT AND THAT STONE MONUMENTS HAVE BEEN PLACED AT POINT INDICATED BY CIRCLES (O) ..

TACOMA, WASHINGTON, MARCH 15TH, 1947
D. H. WHITE, PROFESSIONAL ENGINEER
REGISTERED
STATE OF WASHINGTON
NO. 219. RENEWAL E854

APPROVED MARCH 23TH, 1947

APPROVED MAY 10TH, 1947

FINCH VAN SLYKE
COUNTY ENGINEER

PIERCE COUNTY PLANNING COMMISSION

D. H. SMITH PRESIDENT

G. E. MC MASTER SECRETARY

APPROVED AS TO FORM PATRICK M. STEELE - PROSECUTING ATTORNEY

BY JOHN B. KRILICH
DEPUTY PROSECUTING ATTORNEY

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PIERCE COUNTY, WASHINGTON
THIS 10TH DAY OF JUNE, 1947.

L. A. HUDSON

PAUL NEWMAN
CHAIRMAN

COMMISSIONERS
" COMMISSIONERS COURT
" PIERCE CO. WASHINGTON

TACOMA, WASHINGTON
1947

1451962

FILED AND RECORDED AT THE REQUEST OF J. W. LEE, THIS 10TH
DAY OF JUNE, 1947, AT 00 MINUTES PAST 3 O'CLOCK P. M., ON PAGE
13 VOLUME 14, OF RECORD OF PLATS.

" COUNTY AUDITOR
" SEAL
" PIERCE COUNTY WASHINGTON

AUDITOR OF PIERCE COUNTY, WASHINGTON
BY CLARE RADEK DEPUTY

For reference only, not for re-sale