

1552280

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THIS INDENTURE WITNESSETH, That Thomas Herbert Algeo and Ruth Isabelle Algeo, Husband and Wife,

parties of the first part, for and in consideration of the sum of Ten and no/100 DOLLARS and other considerations DOLLARS, in lawful money of the United States of America, to them in hand paid by J. Walter Hedlund and Dorothy S. Hedlund 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:

All of Lot 2, Block 1, Montgrove Subdivision.

The following protective restrictions are part of the purchase consideration and the grantors convey title subject to these restrictions which are to run with the title of this lot and shall be binding on all parties and all persons claiming under them until January 1, 1980, at which time, said restrictions shall be automatically extended for successive periods of Ten Years unless changed or amended by vote of the owners of the majority of land area in Montgrove Subdivision. If parties hereto shall violate any of these restrictions, it shall be lawful to prosecute to prevent or recover damages.

1. This lot is to be used for residence purposes only and limited to one residence with no detached outbuildings except one art studio.
2. Minimum set back distances are 30 feet from 108th Street, 20 feet from south boundary line and 10 feet from East line and 10 feet from West line.
3. Plans for fences, hedges or buildings are to be approved by grantor before construction begins.
4. No noxious or offensive trade or activity or anything shall be done on this property which may cause annoyance or nuisance to the neighborhood.
5. No person of any race other than white or Caucasian race shall use or occupy any building on the premises except that as servant actually employed by a person of the white or Caucasian race, where the latter is an occupant of such property.
6. No fowl or animal shall at any time be kept upon the premises except one only household pet of Twenty Five Pound maximum weight.
7. Grounds are to be kept free from trash, ashes and debris and are not to be used for storage purposes, and in general must be kept neat in appearance.
8. No commercial signs are to be displayed upon this property. One name sign of 1 1/2 square feet maximum size is permissible.

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 Thomas Herbert Algeo and Ruth Isabelle Algeo

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.

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

WITNESS, our hand and seal this 27th day of A. D., One Thousand Nine Hundred and FIFTY

Signed, Sealed and Delivered in Presence of

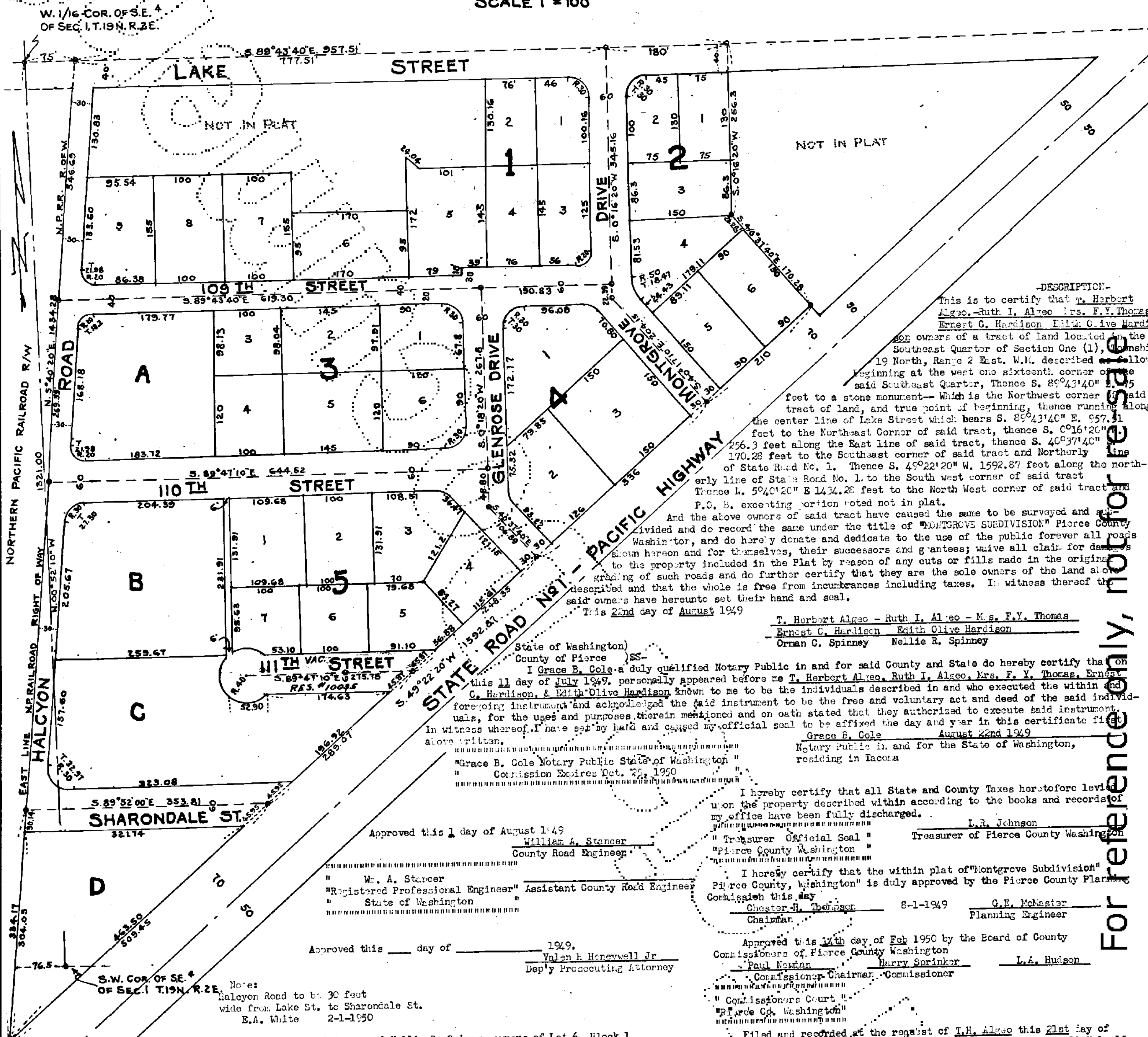
Thomas Herbert Algeo (Seal)
Ruth Isabelle Algeo (Seal)



MONTGROVE SUBDIVISION

PIERCE COUNTY WASHINGTON

SCALE 1"=100'



DESCRIPTION-

This is to certify that T. Herbert Algeo, Ruth I. Algeo, Mrs. F.Y. Thomas, Ernest C. Hardison, Edith Olive Hardison, owners of a tract of land located in the Southeast Quarter of Section One (1), Township 19 North, Range 2 East, W.M. described as follows: Beginning at the west one sixteenth corner of said Southeast Quarter, Thence S. 89°43'40" E. 957.31 feet to a stone monument—Which is the Northwest corner of said tract of land, and true point of beginning, thence running along the center line of Lake Street which bears S. 89°43'40" E. 957.31 feet to the Northeast Corner of said tract, thence S. 0°16'20" W. 256.3 feet along the East line of said tract, thence S. 40°37'40" E. 170.28 feet to the Southeast corner of said tract and Northerly line of State Road No. 1. Thence S. 45°22'20" W. 1592.87 feet along the north-early line of State Road No. 1 to the South West corner of said tract Thence L. 50°40'20" E. 1432.28 feet to the North West corner of said tract and P.O. B. excepting portion noted not in plat.

And the above owners of said tract have caused the same to be surveyed and subdivided and do record the same under the title of "MONTGROVE SUBDIVISION" Pierce County Washington, and do hereby donate and dedicate to the use of the public forever all roads shown hereon and for themselves, their successors and grantees; waive all claim for damages to the property included in the Plat by reason of any cuts or fills made in the original grading of such roads and do further certify that they are the sole owners of the land above described and that the whole is free from incumbrances including taxes. In witness thereof said owners have hereunto set their hand and seal.

T. Herbert Algeo - Ruth I. Algeo - Mrs. F.Y. Thomas
Ernest C. Hardison Edith Olive Hardison
Orman C. Spinney Nellie R. Spinney

State of Washington)
County of Pierce)SS-

I Grace B. Cole a duly qualified Notary Public in and for said County and State do hereby certify that on this 11 day of July 1949, personally appeared before me T. Herbert Algeo, Ruth I. Algeo, Mrs. F.Y. Thomas, Ernest C. Hardison, & Edith Olive Hardison known to me to be the individuals described in and who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the said individuals, for the uses and purposes therein mentioned and on oath stated that they authorized to execute said instrument in witness whereof, I have set my hand and caused my official seal to be affixed the day and year in this certificate first above written.

"Grace B. Cole Notary Public State of Washington"
"Commission Expires Oct. 29, 1950"

Approved this 1 day of August 1949

William A. Stancer
County Road Engineer

"W. A. Stancer
"Registered Professional Engineer" Assistant County Road Engineer
"State of Washington"

Approved this ____ day of ____ 1949.
Valen H. Henevewell Jr.
Deputy Prosecuting Attorney

Note:
Halcyon Road to be 30 feet
wide from Lake St. to Sharondale St.
E.A. White 2-1-1950

This is to certify that Orman C. Spinney and Nellie R. Spinney owners of Lot 6, Block 1, in above plat hereby sanction the recording of same.
In witness thereof they set their hands and seals this 11 day of August, 1949
Orman C. Spinney Nellie R. Spinney

State of Washington)
County of Pierce)SS-
I, Clarence E. Layton, a duly qualified Notary Public in and for said County and State, do hereby certify that on this 11th day of August, 1949 personally appeared before me Orman C. Spinney and Nellie R. Spinney, known to me to be the individuals described in and who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the said individuals, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute said instrument. In witness whereof, I have set my hand and caused my official seal to be affixed the day and year in this certificate first above written.

"Clarence E. Layton Notary Public"
"State of Washington"
"Commission Expires June 29, 1951"

Notary Public in and for the State of Washington residing in Tacoma

RESOLUTION # 20786
VOTING PORTION OF:
AF # 2829773

I hereby certify that all State and County Taxes heretofore levied upon the property described within according to the books and records of my office have been fully discharged.

"Treasurer Official Seal" Treasurer of Pierce County Washington
"Pierce County Washington"

I hereby certify that the within plat of "Montgrove Subdivision" Pierce County, Washington is duly approved by the Pierce County Planning Commission this day

Chester H. Thompson 8-1-1949 G.E. McMasier
Chairman Planning Engineer

Approved this 14th day of Feb 1950 by the Board of County Commissioners of Pierce County Washington

Paul Rowman Harry Sprinker L.A. Hudson
Commissioner Chairman Commissioner

"Commissioners Court"
"Pierce Co. Washington"

Filed and recorded at the request of T.H. Algeo this 21st day of February 1949 at 15 minutes past one o'clock P.M. on page 18 Vol. 15

County Auditor Auditor Pierce County Washington
"Pierce County Washington" E. Anderson
"Seal" D. Dancy

We hereby certify that all distances, courses and angles shown on this map of "Montgrove Subdivision" Pierce County, Washington are correct and that stone monuments or pipes are placed at points indicated by small circles

C.F. McConihy
"Registered Professional Engineer"
"State of Washington"

"Dec 20th, 1947"