

WASHINGTON
TITLE INSURANCE
COMPANY

FORM L3

1457342

Statutory Warranty Deed

THE GRANTOR O. M. Kulien, as his separate estate and Russ Sutherland and Lilly Sutherland, husband and wife now and at all times since acquiring an interest in the real property described herein,
for and in consideration of Ten and no/100 - - - - - Dollars

in hand paid, conveys and warrants to M. M. Grimm and Ethel Grimm, husband and wife,

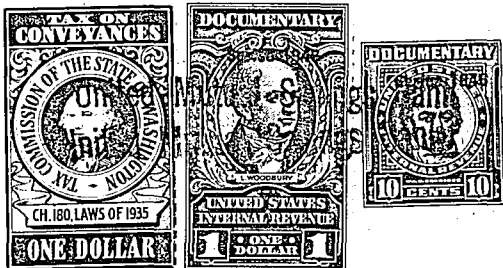
the following described real estate, situated in the County of Pierce, State of Washington:

Lot Forty-nine (49), Nyanza Park, according to plat recorded in Book 13 of Plats at page 78.

This deed is given subject to certain restrictive and protective covenants now of record and subject also to the following:

1. No person of any race other than the White or Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
2. No animals of any kind, no chickens or fowls or pets of any kind shall be allowed on said premises or on said lot or lots except that each householder may maintain not to exceed two dogs and two cats thereon.
3. These covenants shall be for the benefit of all subsequent purchasers of property in said plat and shall continue in full force and effect for a period of 30 years from the date hereof.

This deed is given subject to one certain mortgage to United Mutual Savings Bank which the grantee herein assumes and agrees to pay.



Dated this 17th day of July, 1947.

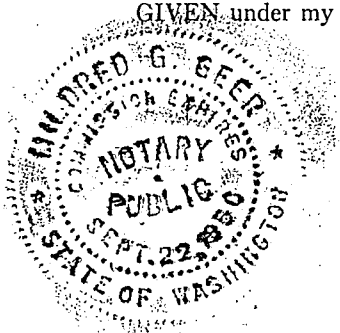
[Signature] (SEAL)

[Signature] (SEAL)
[Signature]

STATE OF WASHINGTON, }
County of Pierce } ss.

On this day personally appeared before me O. M. Kulien and Russ Sutherland and Lilly Sutherland 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 17th day of July, 1947.



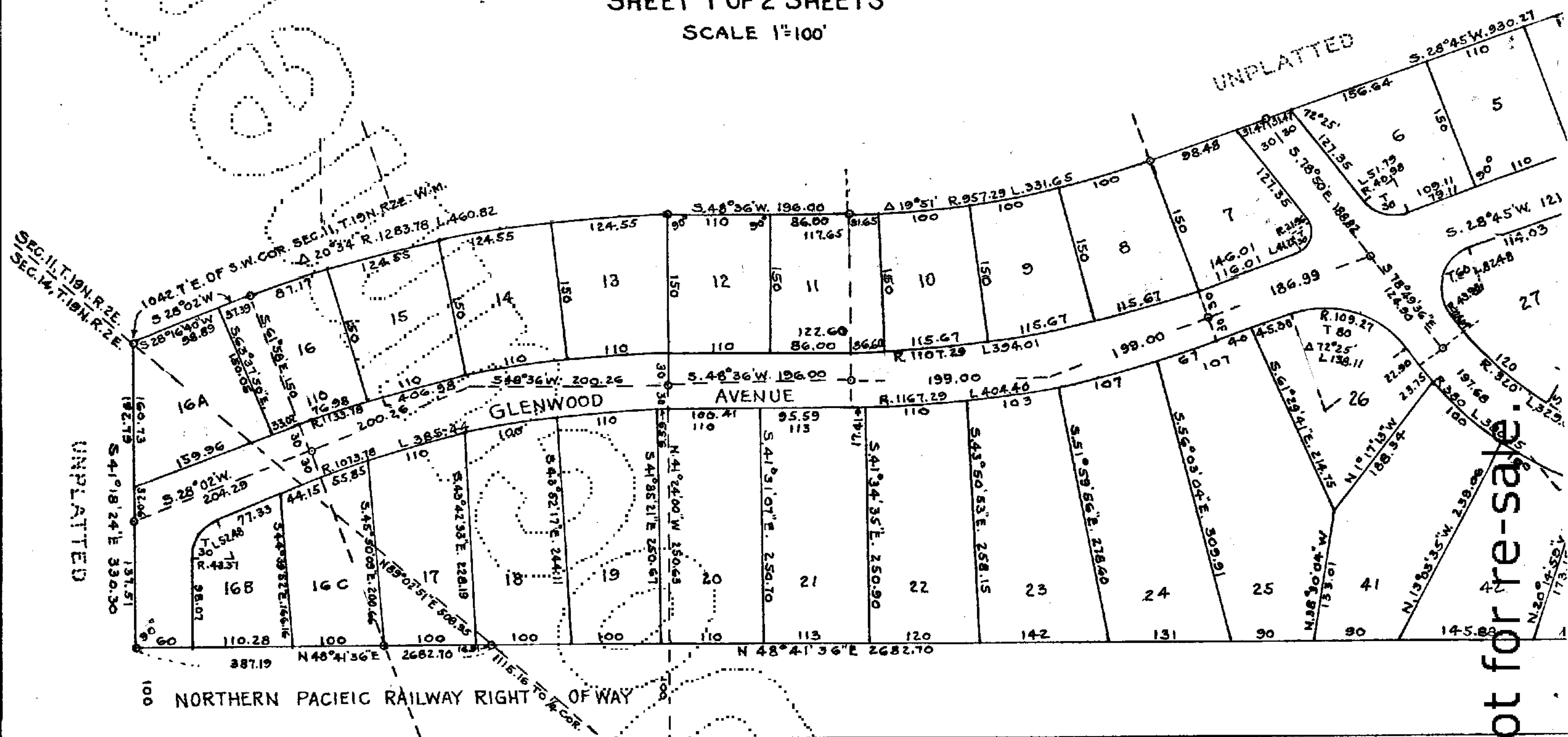
Mildred G. Geer
Notary Public in and for the State of Washington,
residing at Tacoma

Filed for Record
Request of
J. E. FORD, County Auditor
COMMONWEALTH TITLE COMPANY
8/8 1947 2:43 PM

NYANZA PARK

SHEET 1 OF 2 SHEETS

SCALE 1"=100'



E.F. GREGORY UNRECORDED PLAT

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREWITH DESCRIBED, THAT THIS MAP IS CORRECT AND THAT CONCRETE MONUMENTS HAVE BEEN PLACED AT POINTS INDICATED BY SMALL CIRCLES (O)

NO. 219, RENEWAL NO. E 253
AUGUST 3, 1946

D. H. WHITE
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR

D. H. WHITE PROFESSIONAL ENGINEER
STATE OF WASHINGTON REGISTERED

APPROVED OCT. 1, 1946

LESTER M. COREY
COUNTY ENGINEER

LESTER M. COREY, PROFESSIONAL ENGINEER
STATE OF WASHINGTON REGISTERED

APPROVED SEPT. 9TH 1946
PIERCE COUNTY PLANNING COMMISSION

G. A. PENNINGTON
PRESIDENT
G. E. MC MASTER
SECRETARY

APPROVED AS TO FORM 7TH OCT. 1946

PROSECUTING ATTORNEY
BY: THEO. L. DE BORD
DEPUTY

APPROVED OCT. 8TH 1946
BOARD OF COUNTY COMMISSIONERS OF PIERCE COUNTY, WASHINGTON

COMMISSIONERS COURT
PIERCE COUNTY, WASHINGTON

R. F. GLEASON
CHAIRMAN
HARVEY O. SCOFIELD
PAUL NEWMAN
COMMISSIONERS

TACOMA, WASH. OCT. 7TH 1946
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES WHICH HAVE BEEN LEVIED AND BECOME A CHARGE AGAINST THE PROPERTY HEREIN DESCRIBED HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED.

L. R. JOHNSON
TREASURER PIERCE COUNTY, WASHINGTON
BY: _____ DEPUTY

FILED AND RECORDED AT REQUEST OF O. M. KULIEN THIS 8TH DAY OF OCTOBER 1946
AT 24 MINUTES PAST 4 O' CLOCK P.M. ON PAGE 78 VOLUME 13 OF RECORD OF PLATS.

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

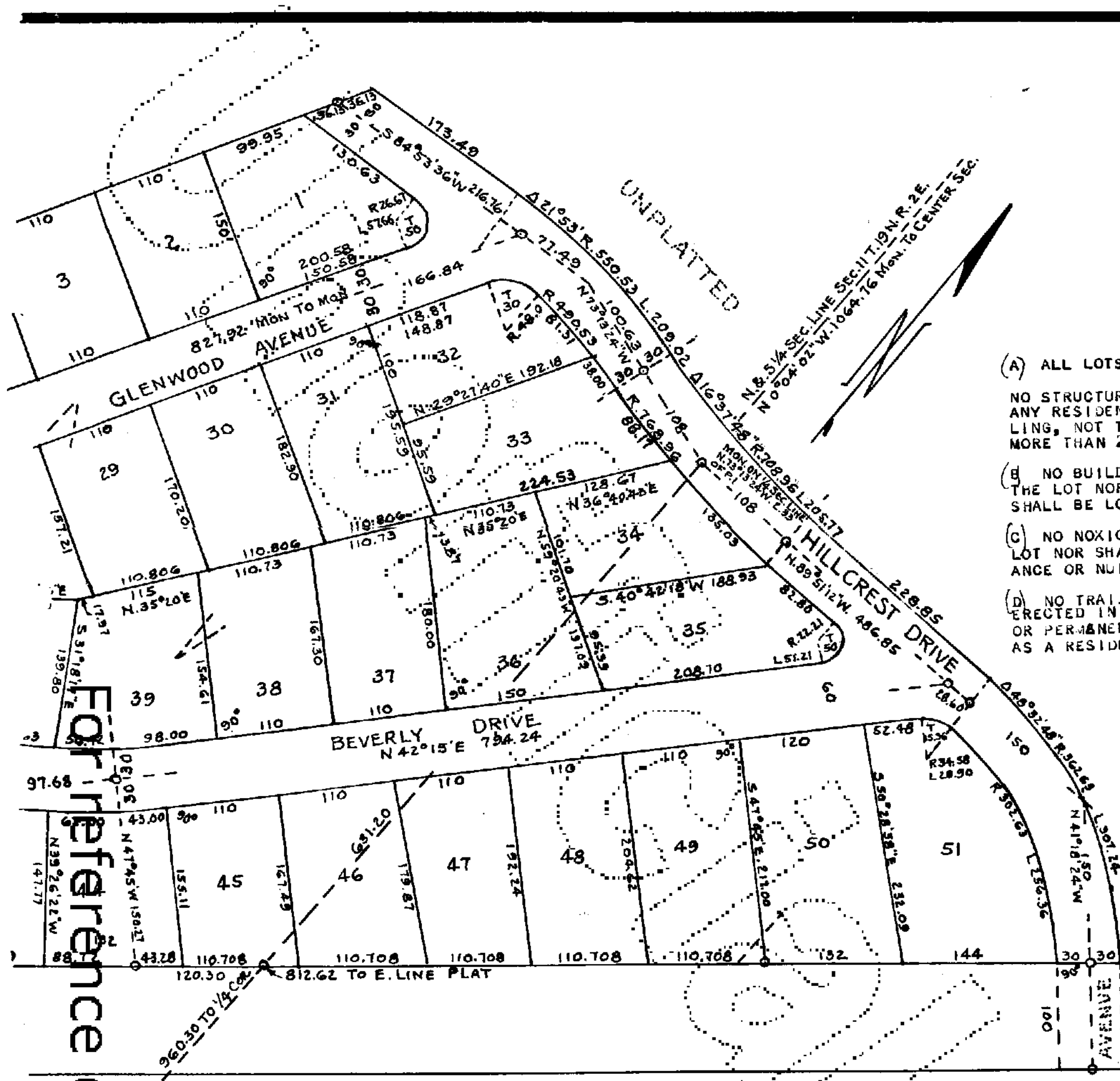
BY: CLARE RADEK DEPUTY

COUNTY AUDITOR
PIERCE COUNTY WASHINGTON

COMPARED BY E. D. V. B.
INDEXED BY A. E.

1427993

For reference only, not for re-sale



PROTECTIVE COVENANTS NYANZA PARK

- (A) ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE, FOR NOT MORE THAN 2 CARS.
- (B) NO BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO THE FRONT LINE OF THE LOT NOR NEARER THAN 15 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 5 FEET TO ANY SIDE LOT LINE.
- (C) NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- (D) NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- (E) NO DWELLING COSTING LESS THAN \$3,000.00 SHALL BE PERMITTED ON ANY LOT IN THIS TRACT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 750 SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN 650 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF, TWO, OR TWO AND ONE-HALF STORY STRUCTURE.
- (F) ANY DWELLING OR STRUCTURE ERECTED OR PLACED ON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED AS TO EXTERNAL APPEARANCE, INCLUDING FINISHED PAINTING, WITHIN ONE YEAR FROM DATE OF CONSTRUCTION, AND SHALL BE CONNECTED TO SEPTIC TANK OR PUBLIC SEWER.
- (G) UNTIL PUBLIC SEWERS ARE AVAILABLE ALL SEWAGE DISPOSAL SHALL BE BY MEANS OF SEPTIC TANKS AND TILE DISPOSAL FIELDS, IN ACCORDANCE WITH THE REGULATION OF THE STATE OF WASHINGTON DEPARTMENT OF PUBLIC HEALTH, AND THE LOCAL AUTHORITY.
- (H) NO PERSONS OF ANY RACE OTHER THAN THE WHITE OR CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE DOMICILED WITH AN OWNER OR TENANT.

APPROVED AUGUST 17, 1946.

D. H. WHITE
REGISTERED CIVIL ENGINEER AND
LAND SURVEYOR

D. H. WHITE PROFESSIONAL ENGINEER
STATE OF WASHINGTON REGISTERED 1427993

IN AUDITOR'S FILE:
BOUNDARY LINE REVISION - AF# 8604020366

KNOW ALL MEN BY THESE PRESENTS, THAT RUSS SUTHERLAND AND LILLY SUTHERLAND, HUSBAND AND WIFE NOW AND AT ALL TIMES SINCE ACQUIRING AN INTEREST IN THE LAND HEREIN DESCRIBED, AND O. M. KULIEN AS HIS OWN AND SEPARATE ESTATE AND UNITED MUTUAL SAVINGS BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, HAVING ITS PRINCIPAL PLACE OF BUSINESS AT TACOMA, WASHINGTON, SOLE OWNERS OF ALL THOSE PARTS OF SECTIONS ELEVEN 11 AND FOURTEEN 14, IN TOWNSHIP NINETEEN 19 NORTH, RANGE TWO 2 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING ON SECTION LINE BETWEEN SAID SECTIONS 11 AND 14 AT A POINT 1042.70 FEET EAST OF NORTHWEST CORNER OF SAID SECTION 14, THENCE RUNNING SOUTH 41° 18' 24" EAST 330.30 FEET TO NORTHWESTERLY LINE OF NORTHERN PACIFIC RAILWAY RIGHT OF WAY, BEING A POINT 387.19 FEET SOUTH 48° 31' 36" WEST OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH SAID SECTION LINE, THENCE NORTH 48° 41' 36" EAST ON SAID RIGHT OF WAY LINE 2682.70 FEET TO PROLONGATION OF EASTERLY LINE OF CHICAGO AVENUE IN E. F. GREGORY UNRECORDED PLAT, BEING A POINT 812.62 FEET NORTH 48° 41' 36" EAST OF INTERSECTION OF NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 11, WITH SAID RIGHT OF WAY LINE, THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, RADIUS 362.63 FEET, OF CHARGE, RUNNING SOUTH 41° 18' 24" EAST A DISTANCE OF 307.24 FEET, THENCE NORTH 89° 51' 12" WEST 228.85 FEET, THENCE ON A CURVE TO THE RIGHT, RADIUS 708.96 FEET A DISTANCE OF 205.77 FEET, THENCE ON REVERSE CURVE TO THE LEFT, RADIUS 550.53 FEET A DISTANCE OF 209.02 FEET, THENCE SOUTH 84° 53' 36" WEST 173.49 FEET, THENCE SOUTH 28° 45' WEST 930.27 FEET, THENCE ON A CURVE TO THE RIGHT RADIUS 957.29 FEET A DISTANCE OF 331.65 FEET, THENCE SOUTH 48° 36' WEST 196.00 FEET, THENCE ON A CURVE TO THE LEFT RADIUS 1283.78 FEET A DISTANCE OF 460.82 FEET, THENCE SOUTH 28° 02' WEST 37.39 FEET, THENCE SOUTH 28° 16' 40" WEST 98.89 FEET TO BEGINNING AND CONTAINING 33.52 ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, DRIVES, STREETS AND AVENUES TO BE HEREAFTER KNOWN AS NYANZA PARK AND THAT WE HEREBY DO GRANT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE DRIVES, STREETS AND AVENUES SHOWN HEREON, AND FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THE PLAT BY REASON OF ANY CUTS OR FILLS MADE IN THE DRIVES, STREETS AND AVENUES SHOWN, HEREON IN THE ORIGINAL GRADING THEREOF AND FURTHER CERTIFY AND SWEAR THAT SAID DESCRIBED LAND IS FREE FROM ALL INCUMBRANCES INCLUDING ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME A CHARGE AGAINST SAID PROPERTY EXCEPT EASEMENT AND RIGHT OF WAY TO LAKEVIEW LIGHT AND POWER COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN AN OVERHEAD ELECTRIC POWER TRANSMISSION AND POLE LINE ALONG OR WITHIN THE FOLLOWING DESCRIBED LOTS AND PROPERTY.

EASEMENT NO. 1: TO SERVE THE SOUTH-EASTERLY BLOCK OF DWELLINGS IN THE ADDITION REFERRED TO COMMENCING AT THE NORTHERN PACIFIC RAILWAY CROSSING AT CHICAGO AVENUE, AND EXTENDING SOUTH-WESTERLY APPROXIMATELY 2,200 FEET ALONG, AND NOT LESS THAN TWENTY-ONE 21 FEET DISTANT FROM, THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY, TO A POINT AT THE SOUTHWEST CORNER OF LOT NO. 17, OF SAID ADDITION.

EASEMENT NO. 2: TO SERVE THE CENTRAL BLOCK OF THE AFORESAID ADDITION COMMENCING AT A POINT ON HILLCREST DRIVE MIDWAY BETWEEN BEVERLY DRIVE AND GLENWOOD AVENUE, AND EXTENDING SOUTH-WESTERLY BETWEEN THE LINE OF LOTS APPROXIMATELY 700 FEET TO A POINT AT THE INTERSECTION OF LOTS NO. 27, 28 AND 40.

EASEMENT NO. 3: TO SERVE THE NORTH-WESTERLY BLOCKS OF THE ADDITION COMMENCING AT A POINT AT THE INTERSECTION OF LOT NO. 1 WITH HILLCREST DRIVE, AND EXTENDING SOUTH-WESTERLY ALONG THE REAR OF THE LINE OF LOTS, ACROSS BEVERLY DRIVE, APPROXIMATELY 1870 FEET TO A POINT AT THE SOUTH-WESTERLY CORNER OF LOT NO. 16.

ALSO AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN A TELEPHONE SYSTEM FOR ALL LOTS IN THIS ADDITION, AND HAVING A 20 FOOT EASEMENT FOR UNDERGROUND CABLE ADJOINING THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY THROUGHOUT THE ENTIRE ADDITION.

UNITED MUTUAL SAVINGS BANK
TACOMA, WASH.
CORPORATE SEAL

O. M. KULIEN
RUSS SUTHERLAND
LILLY SUTHERLAND
BY: F. SUMMERS, PRESIDENT
ATTEST: MILDRED G. GEER, SECRETARY

STATE OF WASHINGTON } ss
COUNTY OF PIERCE

ON THIS 30TH DAY OF AUGUST, 1946, PERSONALLY APPEARED BEFORE ME, RUSS SUTHERLAND AND LILLY SUTHERLAND, HUSBAND AND WIFE, AND O. M. KULIEN, TO BE KNOWN TO BE THE PERSONS 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.

AND ALSO PERSONALLY APPEARED BEFORE ME F. F. SUMMERS, PRESIDENT AND MILDRED G. GEER, SECRETARY OF UNITED MUTUAL SAVINGS BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, HAVING ITS PRINCIPAL PLACE OF BUSINESS AT TACOMA, WASHINGTON, THE CORPORATION THAT EXECUTED THE WITHIN AND 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 ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

H. A. MILLER STATE OF WASHINGTON
NOTARY PUBLIC, COMMISSION EXPIRES JULY 22, 1943

H. A. MILLER
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT TACOMA.