

(13) Township twenty two (22) North, Range one (1) East of the Willamette Meridian, running thence West 348 feet, thence Northerly to a point 129 feet West of the North east corner of said lot four (4), thence East 129 feet to the Northeast corner of said Lot four (4), thence South 40 rods to beginning, containing three and a half (3 1/2) acres, more or less. With all and singular the hereditaments and appurtenances to the same belonging or appertaining the revision and revisions, the remainder and remainders, rents, issues and profits thereof.

To Have and to Hold Theabove granted premises unto the said part_ of the second part, heirs, executors, administrators and assigns forever, with all the privileges and appurtenances thereunto belonging.

And the said party of the first part does covenant for himself, and his heirs, executors, administrators and assigns to and with the said part_ of the second part heirs, executors, administrators and assigns as follows;

1st. That the said party of the first part is seized of the said premises in fee simple, and has good right to convey the same.

2nd. That the said part_ of the second part shall quietly enjoy the said premises.

3rd. That the said premises are free from all incumbrances.

4th. That the said party of the first part will execute or procure any further necessary assurance of the title to said premises

5th. That said party of the first part will Warrant and Defend the title to the same forever against all lawful claims and demands whatsoever.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed and sealed in the presence of
Franklin Fogg

John Johnson

(Seal)

(Seal)

(Seal)

(Seal)

State of Washington,)

County of Pierce. . .) ss. I, Franklin Fogg, a Notary Public in and for the State of Washington, residing at Tacoma, in said County, do hereby certify that on this Twentieth day of February, A. D. 1911, personally appeared before me John Johnson, a bachelor, 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 named.

Given under my hand and official seal, this Twentieth day of February, A. D. 1911.

" Franklin Fogg Notary Public
" State Of Washington

Franklin Fogg Notary Public in and for said State, Residing at Tacoma, in said County.

" Commission Expires Jan 19, 1912
" "

Filed and recorded at request of C M Anderson Feb 27, 1911 at 3/00 P.M.

W. A. Stewart

Auditor Pierce County, Wash.

By

Carl Nelson

Deputy.

A. S.

334635

Real Estate Contract.

This Agreement, Made and entered into this 4th day of June in the year One Thousand Nine Hundred and Ten, and between the National Land Investment Co. a corporation, organized and existing under and by virtue of the laws of the State of Washington, with its principal place of business in Seattle, Washington, party of the first part, and Name Frank Cadmus Van Houten Address 3835 Linden Ave. City Seattle County King State Washington party of the second part.

Witnesseth, That the party of the first part agrees to sell, and the party of the second part agrees to purchase the following described real property situated in the County of Pierce, State of Washington, and more particularly known and described as follows, to-wit;

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15) in block Sixty eight (68) as the same are designated upon a certain map plat entitled, "Violet Meadows Addition to Tacoma, Pierce County, W. T. " filed for record in the office of the Auditor of Pierce County, Wash. For the sum of Three hundred & Seventy five Dollars (\$375 00/) of which the said party of the second part has paid the sum of Twenty five Dollars, (\$25 00/) the receipt whereof is hereby acknowledged.

And the said party of the second part, in consideration of the premises, hereby agrees to pay the said party of the first part, at their office 471 Arcade Annex, Seattle, Washington, the remaining principal (with interest, at the rate of seven per cent (7%) per annum, payable quarterly) at the times and in the manner following, the sum of Ten Dollars (\$10 00/) is to be paid on the 4th day of day of each and every month until the entire balance has been paid in full.

And the said party of the second part, in consideration of these premises, hereby agrees that he will regularly and seasonably pay all taxes and assessments which may be hereafter lawfully imposed on said premises.

And the said party of the second part further agrees that if he shall default in payments for thirty days, this agreement shall become null and void, and all moneys theretofore paid by him shall be forfeited to the use of the party of the first part as liquidated damages, except as follows;

In the case of serious sickness of the party of the second part, said National Land Investment Co. will, when requested in writing, without additional charges, grant written extensions of reasonable time during the periods of such sickness.

Furthermore, In case of non-employment, if requested in writing, said National Land Investment Co. will grant extensions of time for such periods as shall be deemed expedient.

It is agreed and covenanted, which covenant is and shall be a covenant running with the land, that no part of the premises shall at any time be leased or conveyed in title or in equity, to any person of Chinese, Japanese, African or Hindoo descent, which said covenant shall be contained in the deed to the said property, and it is understood that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators and assigns of the respective parties.

All improvements placed thereon shall remain, and shall not be removed before the final payment is made for said above described property.

It is Further Agreed, That no assignment of this agreement, or the premises herein described, shall be valid unless the same shall be endorsed hereon or permanently attached hereto, and countersigned by the National Land Investment Co., and no condition, or agreement, or relations between the said party of the second part and his assigns, or any other person or persons acquiring title or interest from or through him shall preclude the party of the first part from the right to convey the premises to the said party of the second part, on the payment of the unpaid portion of the purchase money which may be due to the party of the first part.

In case the said party of the second part, his legal representatives or assigns, shall pay the several sums of money aforesaid, punctually, and at the times and in the manner above specified, and shall strictly and literally perform all and singular, the agreements and stipulations aforesaid according to the true intent and tenor hereof, then the said party of the first part will make unto the said party of the second part, his heirs or assigns, upon request, a deed conveying said premises in fee simple with the ordinary covenants of warranty; excepting however, from the operation and subject matter of said covenants the before mentioned taxes and assessments and all liens and encumbrances created or imposed by the said second party or his assigns.

Time Is Of The Essence Of This Contract.

In Witness, Whereof the parties hereunto have set their hands and seals the day and year first above written.

National Land Investment Co.
Incorporated 1908 Seal
Tacoma, Wash.

National Land Investment Co.
By George W Payne (Seal.)
President.
Frank C. Van Houten, (Seal.)
(Seal.)
(Seal.)

Filed and recorded at request of F C Van Houten Feb 27, 1911 at 3/08 P.M.

W. A. Stewart

Auditor Pierce County, Wash.

By

Ad. Nelson

Deputy.

A.S.

334714

This Indenture, Made this 8th day of December A.D. 1909 between Emma S. Schreiner and Chas. F. Schreiner, her husband now and at all times since acquiring the hereinafter described premises, parties of the first part, and Ella Cowing party of the second part

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Ten Dollars, Gold Coin of the United States of America, to them in hand paid by the said party of the second part, do by these presents, grant, bargain, sell, convey and confirm unto the said party of the second part, — heirs, executors, administrators and assigns, the following real estate, lying and being in the County of Pierce, State of Washington, described as follows, to-wit;

Beginning at a point in the North East Quarter of the South West quarter of Section twenty-eight (28) Township twenty (20) North Range four (4) East of the Willamette Meridian Eight Hundred eighty-eight (880) feet West and three hundred two (302) feet North of the intersection of the North boundary line of Pioneer Avenue in Puyallup, Washington, with the East boundary line of the B.F. Wright Donation Land Claim; thence run West one hundred twenty (120) feet to the East boundary of Ida Street in said city; thence North one hundred fifty (150) feet to the South boundary line of Main Street, in said city; thence East one hundred twenty (120) feet; thence South one hundred fifty (150) feet, more or less, to point of beginning. With all and singular the hereditaments and appurtenances to the same belonging or appertaining, the reversion or reversions, the remainder or remainders, rents, issues and profits thereof.

To Have and To Hold, The above granted premises unto the said party of the second part, — heirs, executors, administrators and assigns forever, with all the privileges and appurtenances thereto belonging.

And the said parties of the first part do covenant for themselves and their heirs, executors, administrators and assigns and with the said party of the second part, — heirs, executors, administrators and assigns as follows;

- 1st. That the said parties of the first part are seized of the said premises in fee simple, and have good right to convey the same.
- 3rd. That the said party of the second part shall quietly enjoy the said premises.
- 3rd. That the said premises are free from all incumbrances.
- 4th. That the said parties of the first part will Warrant and Defend the title to the same forever against all lawful claims and demands whatsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed and Sealed in the
presence of
M. F. Porter

Emma S Schreiner (Seal)
Chas. F. Schreiner (Seal)
(Seal)
(Seal)

State of Washington,
County of Pierce

ss. I, M. F. Porter a Notary Public in and for the State of Washington, residing at Puyallup in said County do hereby certify that on this 8th day of December A.D. 1909 personally appeared before me Emma S. Schreiner and Chas. F. Schreiner, her husband, to me known to be the individuals 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.

Given under my hand and official seal, this 8th day of December, A.D. 1909

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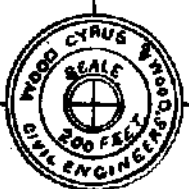
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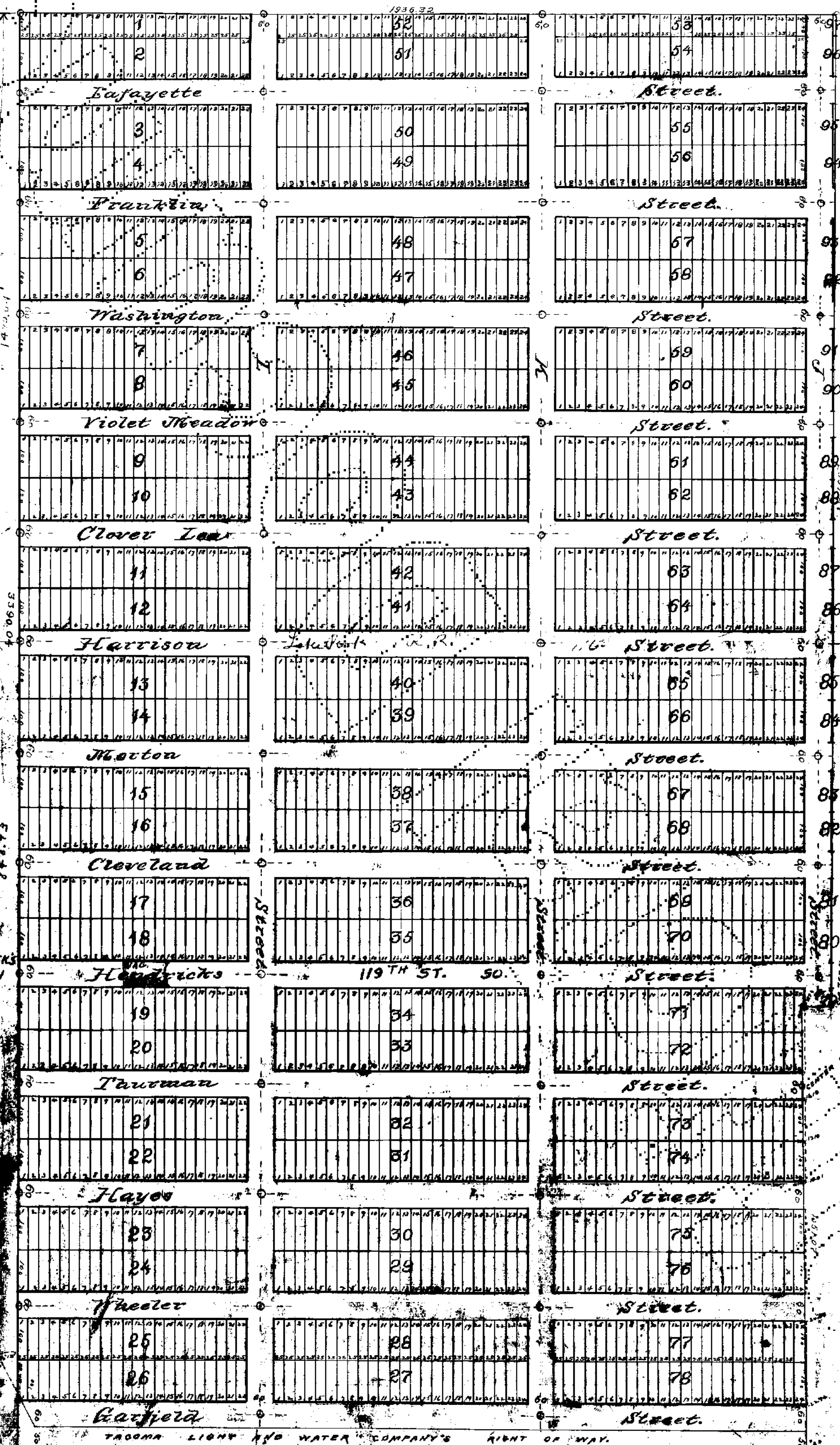
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PLAT OF VIOLET MEADOW ADDITION

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P.W. OF HENDRICKS
ST. YAC. C-86-61
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For reference only, not for re-sale.

TO TACOMA PIERCE COUNTY W.T.

For reference only, not for re-sale.

Territory of Washington }
County of Pierce } ss.

Know all men by these presents that we Peter J. Smith and Martha C. Smith, his wife, owners in fee simple do hereby lay out and plat into blocks lots and streets the following described tract of land, to-wit: Beginning at a stone monument set at the intersection of the North boundary line of the Peter Smith Donation Land Claim and the North and South 1/4 Section line in Section 8, T19 N., R3 E., W.M., thence West along the N. boundary line of said claim 1868 7/8 feet to a stone monument; thence North 3390 7/8 feet to a stone monument set on the North boundary line of the tract of land within the Furcett Don. Ld. Claim now owned by J. Smith; thence East along said boundary line 1936 7/8 feet to the East boundary line of the John Furcett Don. Ld. Claim; thence South along said boundary line 2331 7/8 feet to the S.E. corner of said claim; thence West along South boundary line of Claim 71 7/8 feet to intersection with said S 1/4 Section line; thence South along said 1/4 Sec. line 1051 7/8 feet to place of beginning, containing 148 9/16 Acres and is further described as situated and lying in Pierce County W.T. and which shall hereafter be known as First Meadow Addition to Tacoma Pierce County W.T. And we do hereby donate and dedicate to the use of the public forever all the streets as shown on this plat so far as they are situated on land owned by us.

All streets upon the plat are 60 feet wide all distances are shown in red figures indicating feet and numbers of blocks and lots in black. The size of all blocks and lots are as shown on the plat and are governed in position by stone monuments set at the intersections of all streets. The initial point of this plat and survey is the point 'A' and is the point of intersection of the North boundary line of the Peter Smith Don. Ld. Claim with the N. and S 1/4 Section line. The West boundary line of the plat and all N. and S. streets are perpendicular to the North boundary line of the Peter Smith Donation Land Claim.

In witness whereof we have hereunto set our hands and seals this 20th day of June, A.D. 1889

Witness Charles Fox
W.S. Temple

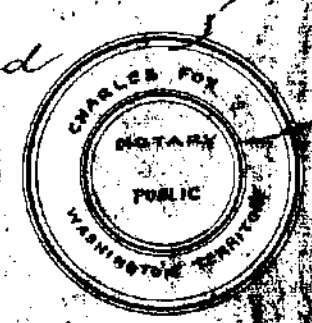
Peter J. Smith [seal]
Martha C. Smith [seal]

Territory of Washington }
County of Pierce } ss.

This is to certify that on this 20th day of June, A.D. 1889, Peter J. Smith and Martha C. Smith, his wife, personally appeared before me, the undersigned, a Notary Public in and for Pierce County W.T., to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the use and purposes therein set forth, and I further certify that I have examined the said Martha C. Smith separate and apart from her husband and apprized her of her rights and privileges under the homestead and exemption laws of Washington Territory, and she further acknowledged to me that she signed and sealed the same voluntarily and freely and without any fear of, or compulsion from, her husband. In witness whereof I have hereunto set my hand and official seal the day and year in this certificate above written.

Charles Fox

Notary Public in and for Pierce County W.T.



We hereby certify that we have surveyed the above Addition, that stone monuments with cross (+) on top have been placed at points indicated by small red circles, and that the distances marked on the plat are correct.

Wood Cyrus & Wood

Civil Engineers

Recorded at the request of Smith & Temple June 20th A.D. 1889, at 28 min past 2 o'clock P.M.

Edward H. Higgins

Notary Public W.T.