

DEED RECORD—No. 125

THURSTON COUNTY, WASHINGTON

JOHNSON-COX COMPANY, PRINTERS, TACOMA. 28217

THIS INDENTURE WITNESSETH, That Fred W. Carlyon and Coralie Carlyon, husband and wife,

part ies of the first part, for and in consideration of the sum of
 TEN DOLLARS (\$10.00) and other valuable considerations DOLLARS,
 in lawful money of the United States of America, to them in hand paid by
 Martin W. Tobin and Zina R. Tobin, husband and wife
 parties of the second part, have Granted, Bargained, Sold and by these presents do -- Grant, Bargain, Sell and
 Convey unto the said part ies of the second part and to their heirs and assigns, the following described prem-
 ises, situate, lying and being in the County of Thurston, State of Washington, to-wit:

Beginning at a point on the south side of Carlyon Avenue and
 at the intersection of the Westline of the R.M. Walker Donation Claim No. 38,
 in township 18 North, Range 2 West of the Willamette Meridian, and running
 thence north 89° 33' east 687.5 feet to the northwest corner of tract No. 47
 of the F.W. Carlyon Fairground Acre Tracts, Division No. 5, thence south 0°
 15' West 340 feet to the initial point of this description; thence running
 south 0° 15' west 60 feet; thence south 89° 45' east 141.5 feet; thence
 north 0° 15' East 60 feet; thence north 89° 45' west 141.5 feet to the place
 of beginning,

The grant hereby made is subject to the following real
 covenants running with the land, to-wit:- That the land herein granted
 shall be used for residential purposes only, and that no building or structure
 of any kind whatsoever other than a dwelling house shall be erected thereon,
 which said dwelling house shall be of the reasonable value and cost of at least
 FIVE THOUSAND (\$5,000.00) DOLLARS. That said premises shall never be sold,
 rented, or leased to any Negro, Mulatto, Indian, Chinaman, Japanese, or other
 persons of the so called yellow races.

No house or structure shall be built closer to the north line
 of Carlyon Avenue than thirty (30) feet and the first floor of house shall be
 on the same level as other houses built on Carlyon Avenue,

TO HAVE AND TO HOLD The said premises, with their appurtenances, unto the said part ies of the second part.
 their heirs and assigns, forever, and we the said parties of the first part do -- hereby covenant to
 and with the said part ies of the second part, their heirs and assigns, that we are the owner s in fee
 simple of said premises, that they are free from all incumbrances

and that
 we will WARRANT AND DEFEND the same from all lawful claims whatsoever

WITNESS Our hand s and seal s this 21 day of September A. D.
 one thousand nine hundred and twenty-seven

Witnesses

Fred W. Carlyon (Seal)

Coralie Carlyon (Seal)

STATE OF WASHINGTON, } ss.
 County of Thurston, }

THIS CERTIFIES That on this 21st day of September, in this year of our Lord one
 thousand nine hundred and twenty-seven, before me, a Notary Public

in and for Thurston County, State of Washington, personally appeared the within named
 Fred W. Carlyon and Coralie Carlyon, husband and wife
 whose name s are subscribed to the foregoing instrument, as part ies thereto, personally known to me to
 be the individual s described in and who executed the within deed and acknowledged the same to be their free
 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 the certificate first above written.



Mabel S. Northcraft,

Mabel S. Northcraft

Notary Public in and for the State of Washington,

Residing at Olympia.

No. 185516 Filed for record at request of Olympia Building and Loan Association.
 on the 21st day of September A. D. 1927 at 2:55 o'clock P.M.
 By Uvala M. Miller Deputy Auditor.

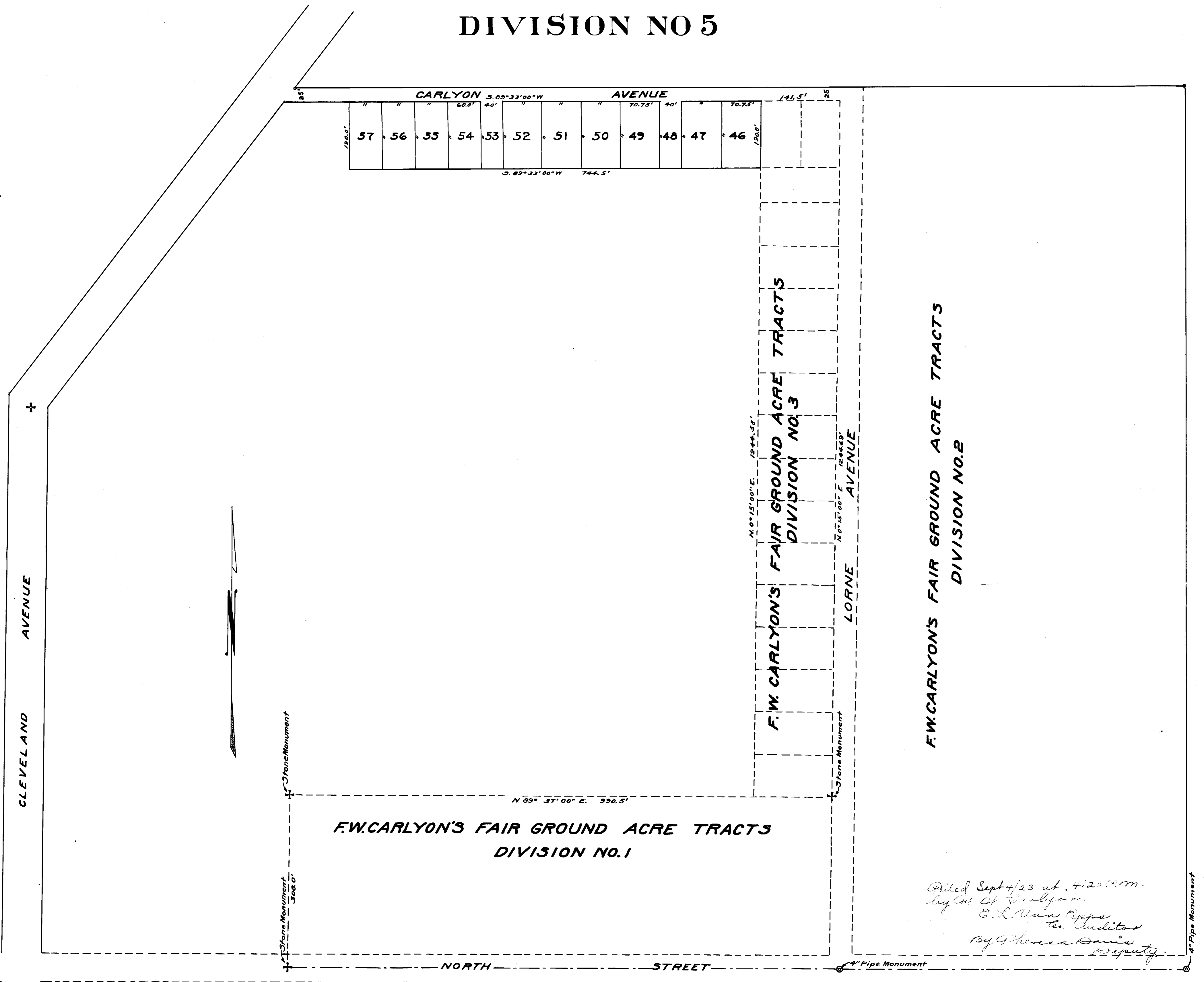
E. L. Van Epps,

County Auditor.

F. W. CARLYON'S
FAIR GROUND ACRE TRACTS
DIVISION NO 5

"F"

Vol. 10, Pg. 7



ACKNOWLEDGEMENT

State of Washington } ss.
County of Thurston }
On this day of A.D. 1923 before me personally
appeared F.W. Carlyon and Coralie Carlyon his wife to me known to be the
parties that executed the within and foregoing instrument and acknowledged
the said instrument to the full and voluntary act and deed of said parties
for the uses and purposes herein mentioned.
Witness my hand and official seal this 4 day of Sept A.D. 1923.
Notary Public in and for the State of
Washington, residing at Olympia.

Approved this day of A.D. 1923
County Engineer

Approved this 4th day of Sept. A.D. 1923 by the Board of County Commissioners
Attest
County Clerk

Scale: One inch equals one hundred feet

DEDICATION AND DESCRIPTION

Know all men by these presents that F.W. Carlyon and Coralie Carlyon, his wife
owners in fee simple of the following described tract of land: Beginning 300.0 feet
north of the S.W. corner of the north one half of the Walker Donation Land Claim
No. 38 in T. 18 N. R. 2 W. W. M. and running, thence N. 83° 37' 00" E. 330.5 feet; thence N. 0° 15' 00" E.
1244.63 feet; thence S. 83° 33' 00" W. 141.5 feet to the initial point of this description; thence
S. 0° 15' 00" W. 120.0 feet; thence S. 83° 33' 00" W. 744.5 feet; thence N. 0° 15' 00" E. 120.0 feet; thence
N. 83° 33' 00" E. 744.5 feet to the initial point; hereby declares this plot and dedicates to
the use of the public all streets shown thereon.

In testimony whereof said F.W. Carlyon and Coralie Carlyon, his wife signed
this dedication and description which is hereby affixed on this 4 day
of Sept A.D. 1923.

Witness

Fred Carlyon

Coralie Carlyon

This is to certify that all state and county taxes hereunto levied and which have
become a charge on the above described property according to the records of
my office have been fully paid this day of A.D. 1923

County Treasurer