

"PIONEER" INC., TACOMA—192099

JONES EUREKA LEAF, PAT. FEB. 7, 1906

THIS INDENTURE WITNESSETH, That James H.S.Bates and Kate Stevens Bates,husband and wife

Ten & no/100 part ies of the first part, for and in consideration of the sum of DOLLARS,
in legal tender of the United States of America, to them in hand paid by
Peter S.Momb
party of the second part, have Granted, Bargained, Sold and by these presents do Grant, Bargain, Sell and
Convey unto the said part y of the second part and to his heirs and assigns, the following described
premises, situate, lying and being in the County of Thurston, State of Washington, to-wit:

Lot One (1) of Bates-Munro Sub-Division of Lots Twenty seven (27) and
Twenty eight (28) of F.W.Carlyon Fairground Acre Tracts,Division No. Two (2)
The grant hereby made is subject to 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 what
so ever other than a dwelling house shall be erected thereon. Which dwelling
house shall be of the reasonable value and cost of about \$5000.00. That
said premises shall never be sold, leased or rented to any Negro, Mulatto,
Indian, Chinaman, Japenese or other person of the so called yellow races.
Any residence constructed on said property must not be built closer to south
side of Carlyon Avenue than thirty five (35) feet.

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

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

WITNESS our hand sand seals this 6th day of June,1929 A. D.
one thousand nine hundred and twenty nine.

Witnesses

James H.S.Bates (Seal)

Kate Stevens Bates (Seal)

STATE OF WASHINGTON, } ss.
County of Thurston,

THIS CERTIFIES That on this 6th day of June , in this year of our Lord one
thousand nine hundred and twenty nine , before me a Notary Public
in and for Thurston County, State of Washington, personally appeared the within named
James H.S.Bates & Kate Stevens Bates,Husband & wife
whose name s subscribed to the foregoing instrument, as part ies thereto, personally known to me to
be the individuals 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.

H.P.Troy

Notary Public in and for the State of Washington,

Residing at Olympia, Wash

No. 209574 Filed for record at request of Peter S.Momb
on the 7th day of June.

A. D. 19 29 at 11:28 o'clock A. M.

By

Richy W. Lucas Deputy Auditor.

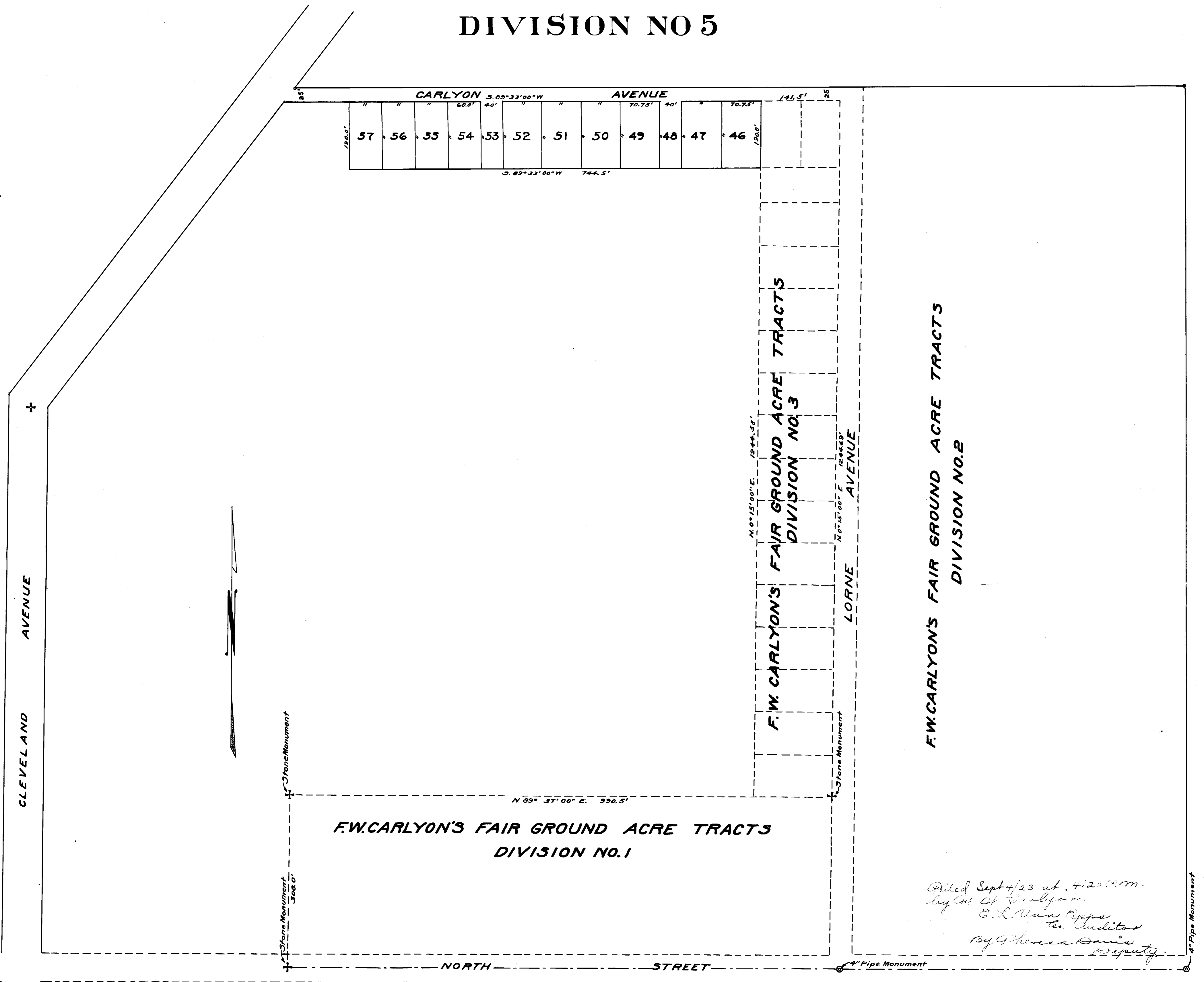
E.L.Van Epps

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 O. Smith

Fred W. 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