

1934 - 26th Ave
Sec 4, WA 98168
Austin's Valley View Addition.

486--2

Covs lim to by thru or under sd grantor and not otherwise w d
This deed is given in fulfillment of that ctn re est. cont dtd
Mar 30 1937 bet the grantor and prtee herein
iwv sd corp has caused these pts to be exed by its duly authzd
ofers and its seal to be hunto afx
corp sl Seattle Trust and Savings Bank

by Henry H Judson, vice pres
attest Harold V Smith asst secy
kow Apr 17 1940 by Henry H Judson, and Harold V Smith vp and asst
secy of sd corp -- corpform -- bef Alda M Pollack n p for wn res at
s n s Jul 13 1943 ml Bothell state bank

M May 9 1940
May 9 1940
Wesley L Haskett, a bach
to Bothell State Bank
fp mtg to sp tsp of \$215.38 accdg to n e d fdls inkkw

1620
215

3100487

lots 17 and 18 blk 9 Lago Vista No 3, accdg to plat thereof recdd
in vol 32 of plats pg 50 recs of sd co ins \$250

Wesley L Haskett
kow May 9 1940 by Wesley L Haskett, a bach bef A G Worthington np
for wn res at Bothell n s Feb 7 1941 ml sp

Decln of Protective covts and
restrictions May 9 1940
May 8 1940

1899
50

3100488

W H Austin and Jennie M Austin, owners of all pty included in
the

Plat of Austin's Valley View add, htofore recdd in vol 36 of plats
pg 22, recs of the aud of kow;

do hvy declare that the folg restns shall apply to and all of sd pty
shall be subj to the folg restns, as tho the sd restns were placed
in each and every deed or other inst affecting the title to sd
pty or any part theraof:

1. All lots in the tt shall be known and des as Residential
lots. No structures shall be erected, altered, placed or
permitted to remain on any residential bldg plot other than one
detached single-family dwelg not to exceed 2 1/2 stories in
height and a private garage for not more than two cars

2. No bldg shall be located on any residential bldg plot nearer
than 30 ft to the front lot line, nor nearer than 10 ft to any
side street line; except that on lot 7 8 9 blk 1, no bldgs shall
be located nearer than 20 ft to the front lot line nor nearer than
10 ft to any side street line. No bldg, except a garage or other
outbldg located 75 ft or more from the front lot line, shall be
located nearer than 5 ft to any side lot line

3. No res or attached apprtenced shall be erected on any
lot farther than 45 ft from the front the front lot line.
Lot 7 8 and 9 blk 1 are not included in the minimum set back from
the front lot line.

4. No residential structure shall be erected or placed on any
bldg plot, wch plot has an area of less than 6000 sq ft nor a
width of less than 60 ft at the front bldg set back line, except
that a res may be erected or placed on lots 8 and 9 blk 1 as
shown on the record plat.

5. No noxious or offensive trade or activity shall be carried
on upon any lot, nor shall anything be done thereon wch may be or
become an annoyance or nuisance to the neighborhood.

6. No persons of any race other than the white or Caucasian race
shall use or occupy any bldg or any lot, except that this covt
shall not prevent occupancy by domestic servants of a different
race domiciled with an owner or tenant.



(Contd --FOR)

32

7. No trailer, basement, tent, shack, garage, barn or other outbldg erected in the tt shall at any tme be used as a res temporarily or permanently, nor shall any structure of a temporary character be used as a res

8. Nodwelg costing less than \$2500 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusiv of one story open porches and garages, shall be not less than 720 sq ft in th case of a one story structure nor less than 550sq square ft in the case of a 1 1/2 story- two or two and one half story structure

9. An easement is reserved over the rear 5 ft of each lot for utility installation and maintenance

10. Any dwelg or any structure erected or placed on any lot shall be completed as to external appearance within 6mths fr the date of commencement of constn and be connected to sewer or septic tank

11. The front lot line of all ~~the~~ lots abutting on 26th ave so shall be construed as 26th ave so

12. These covts are to run with the land and shall be binding on all the parties and all persons clmg under them until Jan 1 1965, at wch tm sd covts shall be automatically extended for successive periods of ten yrs unless by a vote of the majority of the then owners of the lots it is agreed to change these covts in whole or in part

13. If the parties hereto or any of them, or their h or a, shall violate or attempt to violate any of the covts h in it shall be lawgul for any other person or persons owning any re pty sitd in sd develcment or subdivision to prosecute any podgs at law or in equity against the person or persons violating or attempting to violays any such covt and either to prevent him or them from so doing or to recover damgs or other dues for such violation

14. Invalidation of any one of these covts by judgt or court ordershall in no wise affect any of the other provisions wch shall remain in full force and effect.

W H Austin

Jennie M Austin owners

kow May 8 1940 by W H Austin and Jennie M Austin hus and wf, bef Guy E Dunning, n pforwn res at s ns Mar 12 1942 ml G E Dunning, 1255 dex hor bldg

Lis pend May 9 1940

In the supr ct of the st ofwn for k/c No 320144

3100489

Carter, MacDonald & Company a corp

vs

Melvig Fraissenet, E R Fraissenet the unknown heirs of C A Fraissenet also all other persons or parties unknwn clmg any right, title, est, lien or int in t e re est des in the complaint herein, defts

An action to quiet title ij phfff to fdlc in kow;

ttts 13 and 14, Redondo Heights, unrecdd, being d f; Beg at the nw cor of the NE 1/4 of the NW 1/4 of sec 33, twp 22n r 4 ewm; th so 88 deg 55'02" east al the no line of sd sec 33, a dist of 987.45 ft; th so 0 deg 15'14" east 425.32 ft to the no line of co road; th no 65 deg 15'14" west al thesd no line of sdco road 759.39 ft; th on a curve to the left with radius of 1462.69 ft a dist of 338.49 ft to t west line of the NE 1/4 of the NW 1/4 of sd sec 33; th no 0 deg 12'47" west al sd wes ll 4.55 ft to the po

Carter, MacDonald & Company a corp plff

vs Condo n/clemans

amendment to Dec of
Prot Covs and Rests Feb 21 42
Jan 23 42

3222910

W H Austin and Jennie M Austin, owners of all pty in the plat of
Austin's Valley View add not hrtcfr cyd wch sd plat w s hrtcfr
rec vol 36 plats 22 rec of co aud of new hrby amend prgff 4
of the Dec of Prot Covs and Rests a plying to the pty in sd
plat rec in the rec of the co aud of new on May 9 40 undr aud
fl No 3100488 to read as fls:

Prgff 4: " No res stret shall be erected or placed on any
bldg plot wch plot has an area of less than 6000 squ ft now
a width of less than 60 ft at the front bldg set back line except
that a res may be erected or placed on Lots No 8 and 9 blk 1
and on Lots 1 to 14 inc blk 3 as shwn on the rec plat".

In all other respects sd Dec of prot Covs and Rests to read as rec
in the ofc of the co aud of new on May 9 40 undr aud fl No
3100488

W H Austin

Jennie M Austin

kew Jan 23 42 by W H Austin and Jennie M Austin, h&w bf buy -
Dunning up for the sw res at s na Apr 12 42

We the undrsdnt pty owners in the Austin's Valley View add abv nmd
hrby consent to and a prv the abv and frgoing amendment.

W H Austin, owner of Lot 4 blk 1
Raymond C Day owner of Lot 5 blk 2
James R Gay owner of Lot 3 blk 2
Wm J Austin owner of Lot 9 blk 1
J L Copenhagen Jr owner of Lot 7 blk 1
E E Harding owner of Lot 8 blk 1
Thomas J Morgan owner of Lot 26 blk 2
James F Caperci owner of Lot 23 blk 2
Lavern C Keir owner of Lot 25 blk 2
John Lehtonen owner of Lot 19 blk 2
Mary K Sloan owner of Lot 20 blk 2
William Hines owner of Lot 21 blk 2
Paul C Foggel owner of Lot 24 blk 2
Wayne V Brandon owner of Lot 18 blk 2
Brace A Leland owner of Lot 1/4 blk 23
W F ~~xxxx~~ Huston owner of Lot 6 blk 1
(ml W H Austin 11021 Roseburg Ave So city)

D Feb 21 42

Feb 19 40 \$118.11

3222911

Equity Discount Corporation, a corp
to Robert E Conway and Robert E Conway as admstr of the
est of Hattie White Conway, decd
E p cynd to sp allint in the f des re sit kew

Lot 25 blk 1 F S Upper's first add of Lincoln Beach add an ad
to the Corp new

inw sd corp has cau ed unisint to be xed by its proper ofers
and its cap sh to be hrnto effx

Equity Discount Corporation
by Ted Quackebush pres
by D Walker sedy
corp sl
kew Feb 19 40 by Ted Quackebush pres
of a corp (of) of H S Wingvall pres of the law res
and 14 (ml R E Conway 11021 Roseburg Ave So city)

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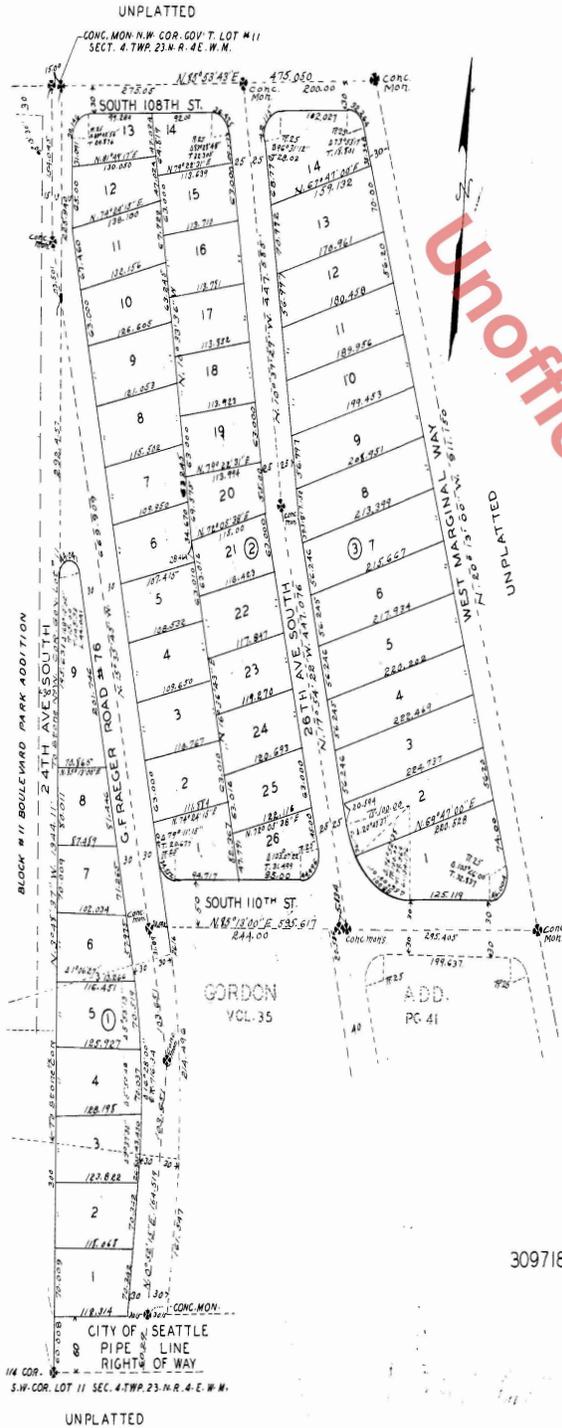
AUSTIN'S VALLEY VIEW ADDITION

AN ADDITION TO THE CITY OF SEATTLE

SAMUEL J. HUMES
REGISTERED CIVIL ENGINEER

SCALE 1 IN = 100 FT

MARCH - 1940



DESCRIPTION

THIS PLAT OF AUSTIN'S VALLEY VIEW ADDITION, AN ADDITION TO THE CITY OF SEATTLE, EMBRACES THE FOLLOWING:

ALL THAT PORTION OF GOV'T. LOT ELEVEN (11), SECT. 4, TWP. 23 N. R. 4 E., W.W.M. LYING WEST OF COUNTY ROAD NO. 76, EXCEPT THE SOUTH SIXTY (60) FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 197041 FOR ROAD; AND THAT PORTION OF SAID GOV'T. LOT ELEVEN (11), LYING BETWEEN THE EASTERLY LINE OF COUNTY ROAD NO. 76, AND THE WESTERLY LINE OF W.W.BECN COUNTY ROAD, EXCEPT THE SOUTH 400 FEET THEREOF.

I HEREBY CERTIFY THAT THIS PLAT OF AUSTIN'S VALLEY VIEW ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECT. 4, TWP. 23, N. R. 4 E. W.W.M.; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

SAMUEL J. HUMES
CERTIFICATE NO. 449 RENEWAL NO. E. 1184
DATE JANUARY 17, 1940

EXAMINED AND APPROVED THIS 13 DAY OF APR. A.D. 1940

H. H. SISLER
KING COUNTY ROAD ENGINEER

BY DEPUTY COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 15TH DAY OF APRIL A.D. 1940

ATTEST EARL MILLIKIN
CLERK, BOARD OF KING COUNTY COMMISSIONERS.
BY MARION KELEZ DEPUTY

JACK TAYLOR
CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 19 DAY OF APR. A.D. 1940 AT 18 MINUTES PAST 4 P.M.; AND RECORDED IN VOLUME 36 OF PLATS; PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.

EARL MILLIKIN
KING COUNTY AUDITOR

A.C. MILLER
DEPUTY COUNTY AUDITOR

3097184

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO ALL PARKS, EASEMENTS OR WHAT EVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PURPOSE THEREON INDICATED; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS, AVENUES, ALLEYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 8TH DAY OF MARCH A.D. 1940.

W. H. AUSTIN

JENNIE M. AUSTIN

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } ss.

THIS IS TO CERTIFY THAT ON THIS 8TH DAY OF MARCH A.D. 1940, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, W. H. AUSTIN AND JENNIE M. AUSTIN; HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

F. M. OSTERHOUT
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING
AT SEATTLE.



I HEREBY CERTIFY THAT THE WITHIN PLAT OF AUSTIN'S VALLEY VIEW ADDITION IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 16TH DAY OF APRIL A.D. 1940.

CLAY ALLEN

VICE CHAIRMAN

OTWAY PARDEE

SECRETARY

JOSHUA H. VOGEL

PLANNING ENGINEER AND EXECUTIVE OFFICER

