3315363

TAX ON CONVEYANCES
ONE DOLLAR

ADMINISTRATOR'S DEED

THE GRANTOR, KENNETH CORLISS, Administrator of the Estate of Wallace Campbell, deceased, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid, conveys to A. M. GEPFORD, all interest of said Wallace Campbell in and to the following described real estate, situated in King County, Washington, to-wit:

North one-half of S. W. quarter of N. W. Quarter of the S. W. quarter of Section 16, Township 22 North, Range 4 East W. M. lying west of county road, being Tract No. 15 of Fred McCoy's unrecorded plat.

DATED this 5th day of June, 1943.

Kenneth E. Corliss
Administrator of the Estate of
Wallace Campbell, Deceased.

STATE OF WASHINGTON)
ss.
COUNTY OF K I N G)

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 5th day of June, 1943, personally appeared before me Kenneth Corliss, Administrator of the Estate of Wallace Campbell, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year above written.

JOHN W. DAY NOTARY PUBLIC STATE OF WASHINGTON MY COMMISSION EXPIRES JUNE 2, 1947

John W. Day
Notary Public in and for the State
of Washington, residing at Seattle.

Filed for Record June 10, 1943. 3 13 P.M.
Request of Barker & Day
ROBERT A. MORRIS, County Auditor

BARKER & DAY
DEXTER HORTON BLDG.
SEATTLE

3315365

RESTRICTIVE COVENANTS

This Indenture, made and entered into this 5th day of October, 1942, establishing restrictive covenants as hereinafter more fully set forth, for and in consideration of the sum of Five Dollars (5.00) in hand paid, from each of the undersigned to the other, receipt whereof is hereby acknowledged, and of the mutual benefits, protection, preservation and promotion of the value of the land and properties of the several signers of this indenture hereinafter described, being lands used and held for residence purposes at Bellevue, King County, State of Washington; and particularly described as follows:

Lots 1 to 10, in Block 1; Lots 1 to 40 in Block 2; Lots 1 to 20 in Block 3; Lots 1 to 28 in Block 4; Lots 1 to 28 in Block 5, Lots 1 to 32 in Block 6; and Lots 1 to 16 in Block 7, Bellevue Park, a Replat of a portion of Maxwelton Braes, in the E½ of SW¼ of Section 32, Township 25 North, Range 5 East W.M., KING COUNTY, WASHINGTON Recorded in Vol 39 Plats Pages 17-18

The protective covenants set forth in the following paragraphs numbered "A" to "K" inclusive, apply to the entire subdivision including all the real estate hereinabove described and set forth. All covenants hereinafter contained run with the land and shall be binding on all parties and all persons claiming by, through or under them until January 1, 1968 at which time said covenants shall be automatically extended for successive periods of ten years unless by vote a majority of the then owners of the lots agree to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these Covenants by Judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. All Lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling and not to exceed two and one-half stories in height and a private garage for not more than two cars.

B. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of J. Lister Holmes and other sponsors, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to

have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1945. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

C. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7000 square feet or a width of less than 55 feet at the front building setback line.

E. 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.

F. 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.

G. No dwelling costing less than $3000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half story structure.

H-1. Easements affecting Lots Nos.
are reserved as shown on the recorded plat, for utility installation and maintenance.

H-2. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

I. That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within 6 months from date of commencement of construction and shall be connected to septic tank or public sewer.

J. Until public sewers are available all sewage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of Public Health and the local authority.

K. No part of the lands shall ever be used or occupied by any person other than members of the Caucasian race, except that this Covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

Made and entered into this 5th day of October, 1942.

J. Lister Holmes

Jane L. Holmes

STATE OF WASHINGTON)
COUNTY OF KING) SS:

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on the date above mentioned, personally appeared before me J. Lister Holmes and Jane L. Holmes, to me known to be the individuals described in and who executed the foregoing 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 the day and year last above written.

CARL SCHWICH JR. NOTARY PUBLIC STATE OF WASHINGTON MY COMMISSION EXPIRES MAR. 4, 1946

Carl Schwich Jr.
Notary Public in and for the State of Washington, residing at Seattle.

JAMES WATT RAINE, WILLIAM MCLEOD RAINE,
FLORENCE A. RAINE

By Edgar C. Raine
Their Attorney in Fact.

Edgar C. Raine
Individually.

STATE OF WASHINGTON)
COUNTY OF KING) SS.

On this 5th day of October, 1942, before me personally appeared Edgar C. Raine to me known to be the individual described in and who executed the within instrument for himself and also as Attorney in Fact for James Watt Raine, William McLeon Raine, and Florence A. Raine and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed as Attorney in Fact for James Watt Raine, William McLeod Raine and Florence A. Raine for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said is now living and is not insane.

Given under my hand and official seal the day and year last above written

JOSEPH MATSEN NOTARY PUBLIC JAN. 23, 1945 STATE OF WASHINGTON

Joseph Matsen
Notary Public in and for the State of Washington, residing at

Filed for Record June 10, 1943 3 22 P.M.
Request of J. Lister Holmes
ROBERT A. MORRIS, County Auditor

BELLEVUE PARK

A REPLAT OF A PORTION OF

MAXWELTON BRAES

IN THE E 1/2 OF S.W.1/4 OF SEC. 32, T. 25N., R.5E., W.M.

KING COUNTY, WASH.

NOVEMBER 1942 SCALE. 1" = 100' SHEET 2 OF 2

PARKER & HILL ENGINEERS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES; ALSO ALL EASEMENTS FOR THE PURPOSE THEREON INDICATED; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS & FILLS ON THE LOTS, BLOCKS, AND PARCELS OF LAND AND IN THE ORIGINAL GRADING OF ALL STREET AND AVENUES SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5 DAY OF OCTOBER A.D. 1942.

JAMES WATT RAINE, WILLIAM McLEOD RAINE AND FLORENCE A. RAINE, HIS WIFE.

BY EDGAR C. RAINE — J. LISTER HOLMES

THEIR ATTORNEY IN FACT

EDGAR C. RAINE — JANE L. HOLMES

HIS WIFE

COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY COVENANT AND AGREE THAT IN CONSIDERATION OF THE ACCEPTANCE AND APPROVAL BY THE PLATTING AUTHORITY OF THIS PLAT WITH CERTAIN STREETS AND AVENUES UNIMPROVED, WE WILL IMPROVE IN THE MANNER REQUIRED BY KING COUNTY PLATTING REGULATIONS SUCH STREETS AND AVENUES BEFORE THE SALE OF ANY LOT OR PARCEL OF LAND ABUTTING ON ANY SUCH STREET OR AVENUE, OR DEPOSIT A BOND TO INSURE ITS IMPROVEMENT WITHIN ONE YEAR FROM SUCH SALE. THIS COVENANT TO RUN WITH THE LAND IN THIS PLAT AND TO BE BINDING ON THE PLATTERS FOR THE BENEFIT OF ALL SUCH PURCHASERS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5 DAY OF OCTOBER A.D. 1942.

JAMES WATT RAINE, WILLIAM McLEOD RAINE AND FLORENCE A RAINE, HIS WIFE

BY EDGAR C. RAINE — J. LISTER HOLMES

THEIR ATTORNEY IN FACT

EDGAR C. RAINE — JANE L. HOLMES

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } S.S.

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF OCTOBER A.D. 1942, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED EDGAR C. RAINE TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT HE WAS ATTORNEY IN FACT FOR JAMES WATT RAINE, WILLIAM McLEOD RAINE AND FLORENCE A. RAINE, HIS WIFE, AND THAT HE SIGNED AND SEALED THE SAME FOR HIMSELF AND THE OTHERS AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT ALL PERSONS ARE ALIVE.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE MENTIONED.

JOSEPH MATSEN

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

JOSEPH MATSEN COMMISSION EXPIRES NOTARY PUBLIC JAN 23 1945 STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } S.S.

THIS IS TO CERTIFY THAT ON THIS 5TH DAY OF OCTOBER A.D. 1942, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED J. LISTER HOLMES AND JANE L. HOLMES, 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 ABOVE WRITTEN

CARL SCNEUCH, JR

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE.

CARL SCNEUCH COMMISSION EXPIRES NOTARY PUBLIC JAN 1 1945 STATE OF WASHINGTON

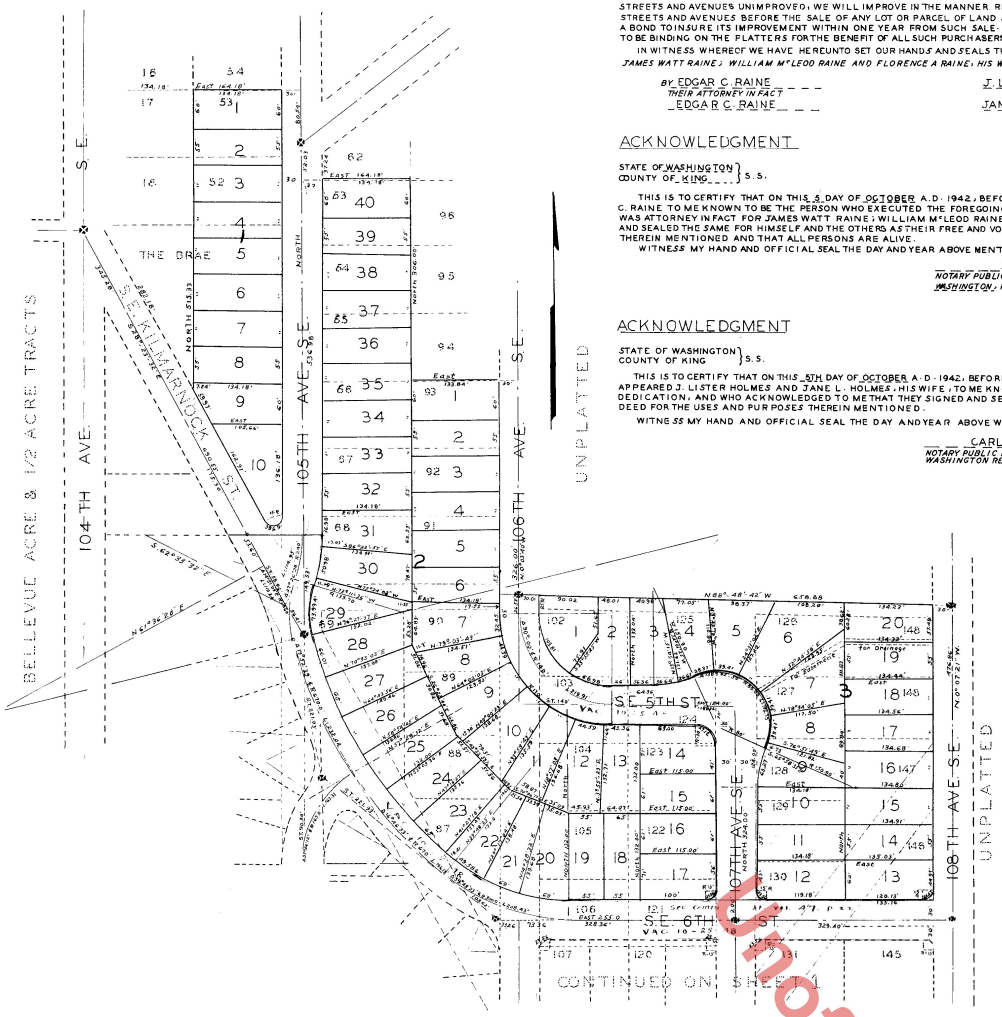
I HEREBY CERTIFY THAT THIS PLAT OF "BELLEVUE PARK" IS A REPLAT OF CERTAIN PORTIONS OF MAXWELTON BRAES AND IS BASED ON AN ACTUAL SURVEY; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT A BOND GUARANTEE HAS BEEN FILED TO COVER THE SETTING OF THE LOT AND BLOCK CORNERS AND MONUMENTS UPON COMPLETION OF GRADING; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND THE REGULATIONS GOVERNING PLATTING.

W. R. HILL

CERTIFICATE No. 433
RENEWAL No. E. 574

APRIL 16 1943.

W. R. HILL STATE OF WASHINGTON RESERVED REGISTERED PROFESSIONAL ENGINEER



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BELLEVUE PARK

A REPLAT OF A PORTION OF

MAXWELTON BRAES

IN THE E1/2 OF S.W.1/4 OF SEC.32, T.25N., R.5E., W.M.

KING COUNTY, WASH.

SCALE 1" = 100'

NOVEMBER 1942 SHEET 1 OF 2

PARKER & HILL
ENGINEERS

al Copy

RESTRICTIONS

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1 (RESIDENCE) AND NO LOT OR PORTION OF A LOT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 8000 SQUARE FEET AND LESS THAN 50 FEET IN WIDTH AT THE FRONT BUILDING LINE AND SUBJECT FURTHER TO THE PROVISIONS OF KING COUNTY RESOLUTION Nº 6494, AND SUBSEQUENT AMENDMENTS THERETO. FURTHER RESTRICTIONS RECORDED IN VOL. ..... DEEDS PAGE .....

EXAMINED AND APPROVED THIS 24TH DAY OF APRIL A.D. 1943

J. R. HEATH
KING COUNTY ROAD ENGINEER

BY
DEPUTY COUNTY ROAD ENGINEER

J. R. HEATH
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

DESCRIPTION

THIS PLAT OF "BELLEVUE PARK" IS A REPLAT OF THAT PORTION OF MAXWELTON BRAES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 40 TO 48 INCLUSIVE; TRACTS 52 AND 53; THAT PORTION OF THE TRACT DESIGNATED AS THE BRAE LYING EAST OF THE WEST LINE OF TRACTS 52 AND 53 PRODUCED SOUTH TO KILMARNOCK AVENUE; TRACTS 63 TO 93 INCLUSIVE; AND TRACTS 102 TO 149 INCLUSIVE OF THE PART OF MAXWELTON BRAES WHICH IS RECORDED IN VOL. 21 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF STREETS, AVENUES, PLACES, VISTAS AND ROADS CONTAINED AND INCLUDED IN THE SAID AREA.

ALL COURSES AND DISTANCES ARE AS SHOWN.

I HEREBY CERTIFY THAT THE WITHIN PLAT "BELLEVUE PARK" IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 27 DAY OF APRIL A.D. 1943.

C. S. HARLEY
CHAIRMAN OR VICE CHAIRMAN

OTWAY PARDEE
SECRETARY

DON S. JOHNSON
PLANNING ENGINEER

3315364

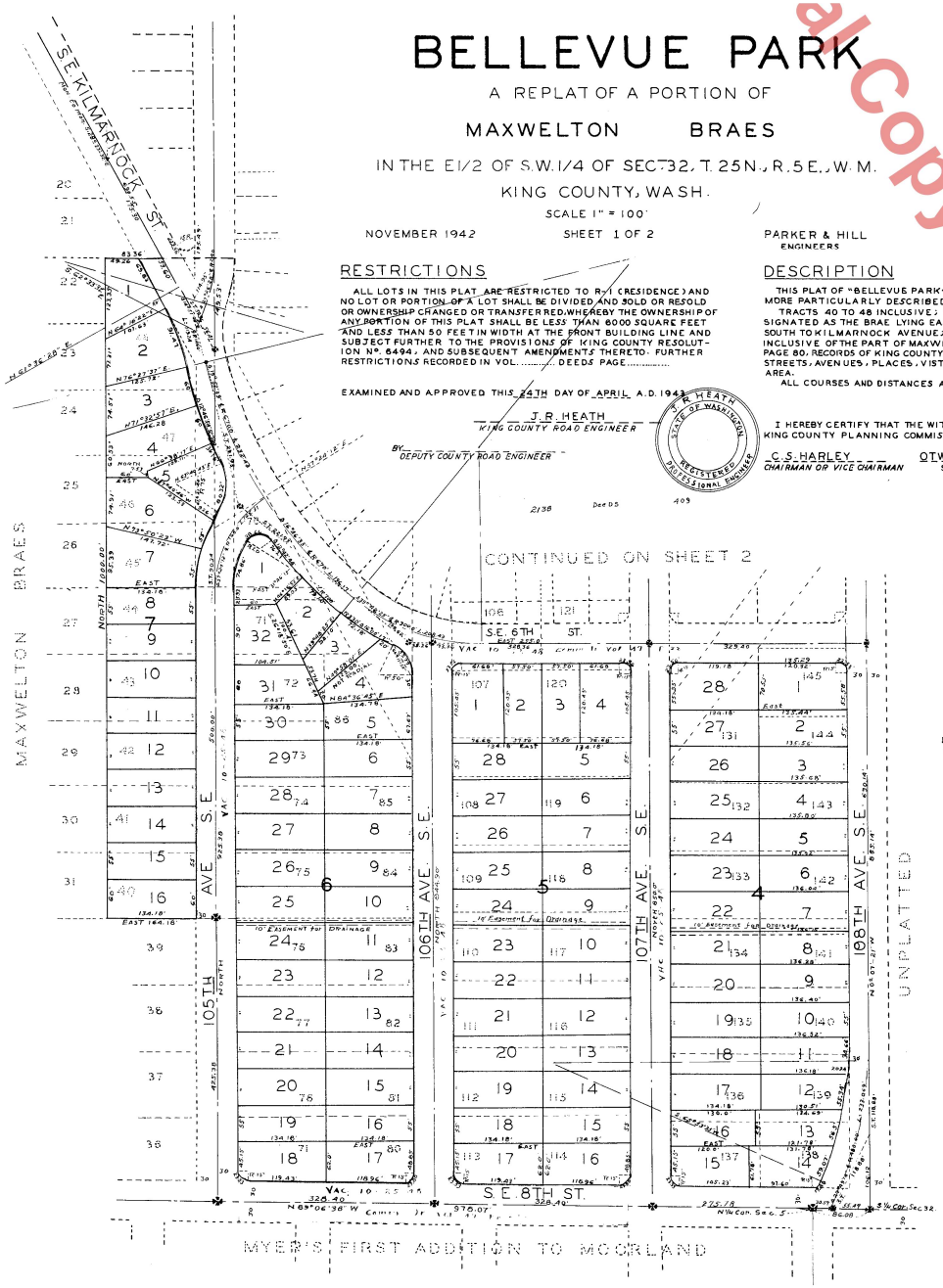
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 10TH DAY OF JUN. A.D. 1943, AT 21 MINUTES PAST 10 P.M., AND RECORDED IN VOLUME 39 OF PLATS, PAGE 5 17 & 18, RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS
KING COUNTY AUDITOR

BY M. J. R. WILLIAMS
DEPUTY

EXAMINED AND APPROVED THIS 26TH DAY OF APRIL A.D. 1943.

RUSSELL H. FLUENT
CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS

ATTEST MINNIE E. SMITH
CLERK, BOARD OF KING COUNTY COMMISSIONERS

COMMISSIONERS COURT
KING CO. WASH.