

3142722

QUIT CLAIM DEED

THE GRANTOR, The City of Seattle, a municipal corporation, for and in consideration of

Six Hundred fifty & no/100 - - - - - (\$650.00) - -

----- Dollars in hand paid, conveys and quit-claims to

J. H. Morgan

all its right, title and interest in the following described real estate located in King County, Washington, to-wit: -

Lot 26 and the west half of Lot 27, Block 6, Pullman Addition

IN WITNESS WHEREOF, pursuant to the provisions of Ordinance No. 70404 of The City of Seattle, said City has caused this instrument to be executed by its Mayor and City Comptroller thereunto duly authorized and has caused its corporate seal to be hereunto affixed this 19th day of November, 1940.

THE CITY OF SEATTLE,

By Arthur B. Langlie Mayor

George A. Grant City Comptroller



STATE OF WASHINGTON, } ss. COUNTY OF KING.

THIS IS TO CERTIFY: That on this 19th day of November, 1940

before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Arthur B. Langlie and George A. Grant to me personally known to be the Mayor and Deputy City Comptroller, respectively, of The City of Seattle, a municipal corporation that executed the foregoing instrument and acknowledged to me that they signed and sealed the same as the free and voluntary act and deed of said municipal corporation and on oath stated that they were authorized to execute said instrument and that the seal affixed is the seal of said municipal corporation.



Filed for Record Jan. 24 1941, 4:18 P.M. Request of J. H. Morgan EARL MILLIKIN, County Auditor

3142723

RESTRICTIVE AGREEMENT.

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Agreement made and entered into this 21st day of January 1941 by South Seattle Land Company, a Washington Corporation, hereinafter designated "First Party",

WITNESSETH:

WHEREAS, South Seattle Land Company is a duly organized and existing corporation under the laws of the State of Washington, and is now the owner in fee simple of the following described real property situated in the County of King, State of Washington, described as:

Lots 7, 8, 10 and 11 in Block A, Beverly Park #3; Lots 3, 7 and 8 in Block B, Beverly Park #3; Lot 1 except South 80', South 80' of Lot 1, Lots 2, 6, 8, 13, 14, 15, 16, 17, 18, 19, 20 and 21 in Block C, Beverly Park #3; Lot 14 and 25 in Block D, Beverly Park #3; S 1/2 of Lot 2 after exclusion of triangular strip adjacent to Lot 1; N 1/2 of Lot 2 after exclusion of triangular strip adjacent to Lot 1 in Block E, Beverly Park #3; Lots 15, 16 and 18 in Block F, Beverly Park #3; Lots 16, 18, 19 and 20 in Block G, Beverly Park #3.

Beginning at the southeast corner of the northeast quarter of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said northeast quarter of the northwest quarter, South 89°41'35" West, 466.004 feet; thence North 0°02'15" West, parallel to the East line of said northeast quarter of the northwest quarter, 430.004 feet to the true point of beginning of this description; thence South 89°41'35" West, 327.003 feet; thence North 0°02'15" West, 100.001 feet; thence North 89°41'35" East, 327.003 feet; thence South 0°02'15" East, 100.001 feet to the true point of beginning.

Beginning at the southeast corner of the northeast quarter of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said northeast quarter of the northwest quarter, South 89°41'35" West, 466.004 feet; thence North 0°02'15" West, parallel to the East line of the said northeast quarter of the northwest quarter, 350.003 feet to the true place of beginning of this description; thence South 89°41'35" West, 327.003 feet; thence North 0°02'15" West, 100.001 feet; thence North 89°41'35" East, 327.003 feet; thence South 0°02'15" East, 100.001 feet to the true place of beginning.

Beginning at the southeast corner of the northeast quarter of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said northeast quarter of the northwest quarter, South 89°41'35" West, 466.004 feet; thence North 0°02'15" West, parallel to the East line of said northeast quarter of the northwest quarter, 180.001 feet to the true place of beginning of this description; thence South 89°41'35" West, 327.003 feet; thence North 0°02'15" West, 100.001 feet; thence North 89°41'35" East, 327.003 feet; thence South 0°02'15" East, 100.001 feet to the true place of beginning.

Beginning at the southeast corner of the northeast quarter of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said northeast quarter of the northwest quarter, South 89°41'35" West, 466.004 feet; thence North 0°02'15" West, parallel to the East line of said northeast quarter of the northwest quarter, 30.00 feet to the true point of beginning of this description; thence South 89°41'35" West, 327.003 feet; thence North 0°02'15" West,

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100.001 feet; thence North  $89^{\circ}41'35''$  East, 327.005 feet; thence South  $0^{\circ}02'15''$  East, 100.001 feet to the true place of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 466.065 feet; thence North  $0^{\circ}02'15''$  West, parallel to the East line of said northwest quarter, 950.126 feet to the true place of beginning of this description; thence South  $89^{\circ}00'47''$  West, 327.045 feet; thence North  $0^{\circ}02'15''$  West, 100.014 feet; thence North  $89^{\circ}00'47''$  East, 327.045 feet; thence South  $0^{\circ}02'15''$  East, 100.014 feet to the true place of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 466.065 feet; thence North  $0^{\circ}02'15''$  West, parallel to the East line of said northwest quarter, 530.070 feet to the true place of beginning of this description; thence South  $89^{\circ}00'47''$  West, 327.045 feet; thence North  $0^{\circ}02'15''$  West, 100.014 feet; thence North  $89^{\circ}00'47''$  East, 327.045 feet; thence South  $0^{\circ}02'15''$  East, 100.014 feet to the true place of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 466.065 feet; thence North  $0^{\circ}02'15''$  West, parallel to the East boundary of said northwest quarter, 430.056 feet to the true place of beginning of this description; thence South  $89^{\circ}00'47''$  West, 327.045 feet; thence North  $0^{\circ}02'15''$  West, 100.014 feet; thence North  $89^{\circ}00'47''$  East, 327.045 feet; thence South  $0^{\circ}02'15''$  East, 100.014 feet to the true place of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 1267.092 feet; thence North  $0^{\circ}00'45''$  East, 1210.154 feet to the true point of beginning of this description; thence continuing North  $0^{\circ}00'45''$  East, 81.89 feet to a line parallel to and 50.00 feet South of the North line of the South one-half of the said northwest quarter; thence along the said parallel line, South  $89^{\circ}41'35''$  West, 327.00 feet; thence South  $0^{\circ}00'45''$  West, 85.77 feet; thence North  $89^{\circ}00'47''$  East, 327.05 feet to the true point of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 1267.092 feet; thence North  $0^{\circ}00'45''$  East, 1150.154 feet to the true point of beginning of this description; thence continuing North  $0^{\circ}00'45''$  East, 80.00 feet; thence South  $89^{\circ}00'47''$  West, 327.05 feet; thence South  $0^{\circ}00'45''$  West, 80.00 feet; thence North  $89^{\circ}00'47''$  East, 327.05 feet to the true point of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 1267.092 feet; thence North  $0^{\circ}00'45''$  East, 1050.14 feet to the true point of beginning of this description; thence continuing North  $0^{\circ}00'45''$  East, 100.014 feet; thence South  $89^{\circ}00'47''$  West, 327.05 feet; thence South  $0^{\circ}00'45''$  West, 100.014 feet; thence North  $89^{\circ}00'47''$  East, 327.05 feet to the true point of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 1267.092 feet; thence North  $0^{\circ}00'45''$  East, 830.084 feet to the true point of beginning of this description; thence continuing North  $0^{\circ}00'45''$  East, 100.014 feet; thence South  $89^{\circ}00'47''$  West, 327.05 feet; thence South  $0^{\circ}00'45''$  West, 100.014 feet; thence North  $89^{\circ}00'47''$  East, 327.05 feet to the true point of beginning.

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Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 1267.092 feet; thence North  $0^{\circ}00'45''$  East, 430.056 feet to the true point of beginning of this description; thence continuing North  $0^{\circ}00'45''$  East, 100.014 feet; thence South  $89^{\circ}00'47''$  West, 327.05 feet; thence South  $0^{\circ}00'45''$  West, 100.014 feet; thence North  $89^{\circ}00'47''$  East, 327.05 feet to the true point of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 853.118 feet; thence North  $0^{\circ}02'15''$  West, parallel to the East boundary of said northwest quarter, 50.00 feet to the true place of beginning of this description; thence South  $89^{\circ}00'47''$  West, 413.95 feet; thence North  $0^{\circ}00'45''$  East, 700.098 feet; thence North  $89^{\circ}00'47''$  East, 413.34 feet; thence South  $0^{\circ}02'15''$  East, 700.098 feet to the true place of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South  $89^{\circ}00'47''$  West, 853.118 feet; thence North  $0^{\circ}02'15''$  West, parallel to the East line of said northwest quarter, 730.998 feet to the true point of beginning of this description; thence South  $89^{\circ}00'47''$  West, 413.34 feet; thence North  $0^{\circ}00'45''$  East, 200.028 feet; thence North  $89^{\circ}00'47''$  East, 413.17 feet; thence South  $0^{\circ}02'15''$  East, 200.028 feet to the true place of beginning.

Beginning at the southeast corner of the northeast quarter of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South line of said northeast quarter of the northwest quarter, South  $89^{\circ}41'35''$  West, 1265.772 feet; thence North  $0^{\circ}00'45''$  East, 1030.00 feet to the true point of beginning of this description; thence continuing North  $0^{\circ}00'45''$  East, 100.00 feet; thence North  $89^{\circ}41'35''$  East, 124.66 feet; thence South  $44^{\circ}17'32''$  East, 138.98 feet; thence South  $89^{\circ}41'35''$  West, 221.73 feet to the true place of beginning.

Beginning at the southeast corner of the northeast quarter of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South line of said northeast quarter of the northwest quarter, South  $89^{\circ}41'35''$  West 853.007 feet; thence North  $0^{\circ}02'15''$  West, parallel to the East line of said northeast quarter of the northwest quarter, 919.95 feet to the true point of beginning of this description; thence North  $44^{\circ}17'32''$  West 108.45 feet; thence North  $2^{\circ}09'03''$  East 100.10 feet to a point on a line 130.00 feet south of, measured at right angles thereto, and parallel to the North line of said northeast quarter of the northwest quarter; thence, along said parallel line, South  $89^{\circ}37'36''$  East 118.80 feet; thence South  $2^{\circ}42'22''$  East 92.13 feet; thence South  $32^{\circ}02'05''$  West 102.83 feet; thence South  $0^{\circ}02'15''$  East, 87.71 feet to the true point of beginning.

Beginning at the southeast corner of the northeast quarter of the northwest quarter of Section 8, Township 25 North, Range 4 East, W.M., and running thence along the South line of said northeast quarter of the northwest quarter, South  $89^{\circ}41'35''$  West 853.007 feet; thence North  $0^{\circ}02'15''$  West, parallel to the East line of said northeast quarter of the northwest quarter, 919.95 feet; thence North  $44^{\circ}17'32''$  West 108.45 feet; thence North  $2^{\circ}09'03''$  East 190.10 feet to a point on a line 130.00 feet south of, measured at right angles thereto, and parallel to the North line of said northeast quarter of the northwest quarter, said point being the true point of beginning of this description; running thence South  $89^{\circ}37'36''$  East, along said parallel line 118.80 feet; thence South  $2^{\circ}42'22''$  East 92.13 feet; thence North  $32^{\circ}05'05''$  East 225.69 feet to a point on a line which is 50.00 feet south of and parallel to the North line of said northeast quarter of the northwest quarter; thence, along said parallel line, North  $89^{\circ}37'36''$  West 239.29 feet to a point from which the true point of beginning bears South  $2^{\circ}09'03''$  West; thence South  $2^{\circ}09'03''$  West 100.05 feet to the true point of beginning.

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Beginning at the southeast corner of the North one-half of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said North one-half of the northwest quarter, South 89°41'35" West, 1979.772 feet; thence North 0°00'43" East, 250.00 feet to the true point of beginning of this description; thence continuing North 0°00'43" East, 100.00 feet; thence North 89°41'35" East, 327.00 feet; thence South 0°00'43" West, 100.00 feet; thence South 89°41'35" West, 327.00 feet to the true point of beginning.

Beginning at the southeast corner of the North one-half of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said North one-half of the northwest quarter, South 89°41'35" West, 1979.772 feet; thence North 0°00'43" East, 330.00 feet to the true point of beginning of this description; thence continuing North 0°00'43" East, 100.00 feet; thence North 89°41'35" East, 327.00 feet; thence South 0°00'43" West, 100.00 feet; thence South 89°41'35" West, 327.00 feet to the true point of beginning.

Beginning at the southeast corner of the North one-half of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said North one-half of the northwest quarter, South 89°41'35" West, 1979.772 feet; thence North 0°00'43" East, 530.00 feet to the true point of beginning of this description; thence continuing North 0°00'43" East, 100.00 feet; thence North 89°41'35" East, 327.00 feet; thence South 0°00'43" West, 100.00 feet; thence South 89°41'35" West, 327.00 feet to the true point of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South 89°00'47" West, 1981.192 feet; thence North 0°00'43" East, 330.042 feet to the true point of beginning of this description; thence continuing North 0°00'43" East, 100.014 feet; thence North 89°00'47" East, 327.05 feet; thence South 0°00'43" West, 100.014 feet; thence South 89°00'47" West, 327.05 feet to the true point of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter South 89°00'47" West, 1981.192 feet; thence North 0°00'43" East, 530.07 feet to the true point of beginning of this description; thence continuing North 0°00'43" East, 100.014 feet; thence North 89°00'47" East, 327.05 feet; thence South 0°00'43" West, 100.014 feet; thence South 89°00'47" West, 327.05 feet to the true point of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South 89°00'47" West, 1981.192 feet; thence North 0°00'43" East, 630.084 feet to the true point of beginning of this description; thence continuing North 0°00'43" East, 100.014 feet; thence North 89°00'47" East, 327.05 feet; thence South 0°00'43" West, 100.014 feet; thence South 89°00'47" West, 327.05 feet to the true point of beginning.

Beginning at the southeast corner of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South boundary of said northwest quarter, South 89°00'47" West, 1981.192 feet; thence North 0°00'43" East, 730.096 feet to the true point of beginning of this description; thence continuing North 0°00'43" East, 100.014 feet; thence North 89°00'47" East, 327.05 feet; thence South 0°00'43" West, 100.014 feet; thence South 89°00'47" West, 327.05 feet to the true point of beginning.

Beginning at the southeast corner of the northeast quarter of the northwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said northeast quarter of the northwest quarter, South 89°41'35" West, 853.007 feet; thence North 0°02'15" West, parallel to the East line of said northeast quarter of the northwest quarter, 150.00 feet to the true place of beginning of this description; thence South 89°41'35" West, 412.65 feet; thence North 0°00'43" East, 100.00 feet; thence North 89°41'35" East, 412.56 feet; thence South 0°02'15" East, 100.00 feet to the true point of beginning.

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AND WHEREAS first party intends to sell portions of said described real property from time to time to others for residential purposes, except as hereinafter set forth, and

WHEREAS it is to the substantial advantage of first party in making said sales that the restrictive covenants hereinafter set forth be applicable to the foregoing described real property and each and every part thereof, with the exceptions hereinafter set forth,

Now, therefore, in consideration of the advantage to be derived by first party from the making of this agreement and in consideration of the purchase of portions of said described real property from time to time by others, first party does hereby covenant and agree as follows:

## I.

That the covenants as hereinafter set forth in this agreement, be, and the same are hereby declared to be, impressed upon said described real property, and each and every part thereof as covenants running with the said land and for the period hereinafter specified, to wit, until January 1, 1967.

(a) That all lots in the tract shall be known and described as residential lots, and no structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling 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 by a majority of a committee composed of John A. Baillargeon, and O. R. Linde, and M. E. McConaughy, or their authorized representative, for conformity and harmony of the external design with existing structures in the subdivision; and as to location of the building with respect to property and building setback lines. In the case of the death of any member or members of said committee, the surviving member or members shall have authority to approve or disapprove such design or location. If the aforesaid committee or their authorized representative fails to approve or disapprove such design and location within 30 days after plans have been submitted to it, or if no suit to enjoin the erection of such building, or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required. Said committee or their authorized representative shall act without compensation. Said committee shall act and serve until 1967, at which time the then record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the land records their authorized representative who thereafter shall have all the powers, subject to the same limitations, as were previously delegated herein to the aforesaid committee.

(c) No building in Beverly Park #8 shall be located on any residence building plot nearer than 40 feet to the front lot line, nor nearer than 20 feet to any side street line. No building except a garage or other outbuilding located 90 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line.

