

3456261

WARRANTY DEED

The Grantor, SOUTH SEATTLE LAND COMPANY, a Washington corporation, for and in consideration of Ten Dollars (\$10.00), in hand paid, conveys and warrants to NEWELL C. BLEXRUD and ROSE D. BLEXRUD, his wife, the following described real estate, situated in the County of King, State of Washington:

Tract Five (5) of Beverly Park Division No. 4, as per plat recorded in Volume 38 of Plats at page 46, records of King County, Washington.

Subject to right granted to the public in the declaration of the plat to make all necessary slopes for cuts or fills upon the tracts shown thereon in the original reasonable grading of the avenue shown thereon.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor as vendor, and grantees as vendees, dated June 13, 1942, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of June 13, 1942; and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after June 13, 1942, and any and all liabilities, liens, and encumbrances created, permitted or imposed by the grantees or their predecessors, or successors, in interest (other than grantor) in the premises hereby conveyed, or any person claiming by, through or under said grantees or their predecessors, or successors, in interest (other than the grantor) therein.

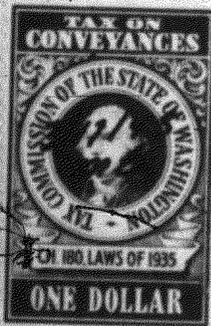
This conveyance is made expressly subject to and under the following restrictions and condition, to-wit: No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the grantees, their heirs, personal representatives or assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit the said property, or any part thereof ever to be used or occupied by any such person, excepting only employes in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.

Dated this 9th day of March, 1945.

SOUTH SEATTLE LAND COMPANY

By H. Maurine Linde
President.

By [Signature]
Secretary.



BEVERLY PARK

DIVISION

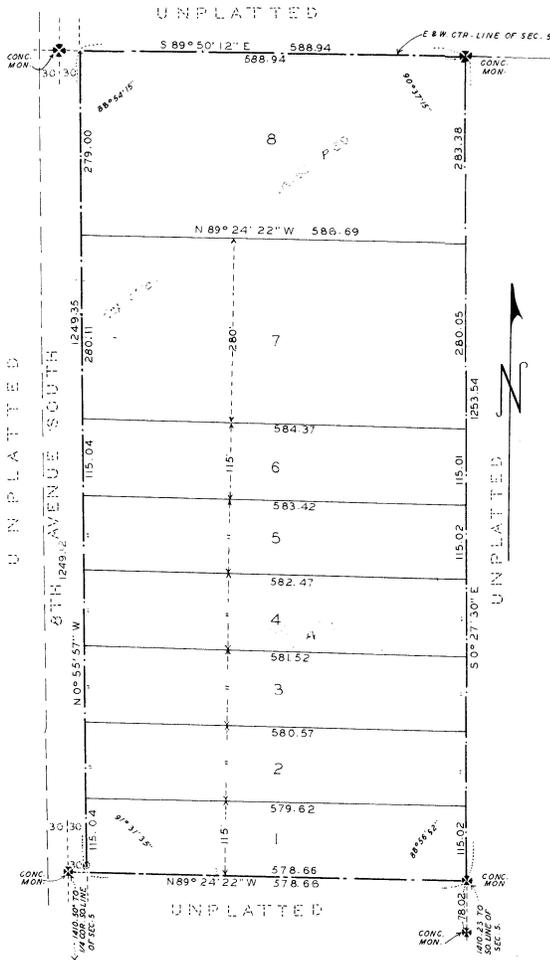
No 4

(IN W 1/2 OF SE 1/4 OF SECT. 5, TWP. 23 N., R. 4 E., W. M.)

SCALE: 1"=100'

JUNE 1942

H. W. RUTHERFORD
ENGINEER



DESCRIPTION

THIS PLAT OF BEVERLY PARK, DIVISION No 4, COVERS AND INCLUDES A PORTION OF THE WEST ONE-HALF OF THE SOUTH-EAST QUARTER (W 1/2 OF S. E. 1/4) OF SECTION FIVE (5), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE FOUR (4) EAST, W. M., MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION FIVE (5), AND RUNNING THENCE ALONG THE SECTION LINE SOUTH 89° 24' 22" EAST 597.00 FEET; THENCE NORTH 0° 27' 30" WEST 140.23 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 24' 22" WEST 578.66 FEET TO THE EASTERLY MARGIN OF 8TH AVENUE SOUTH AS ESTABLISHED BY KING COUNTY; THENCE ALONG SAID EASTERLY MARGIN, NORTH 0° 55' 57" WEST 1249.35 FEET TO THE EAST AND WEST CENTER LINE OF SAID SECTION; THENCE ALONG SAID EAST AND WEST CENTER LINE, SOUTH 89° 50' 02" 27' 30" EAST 1253.54 FEET TO THE TRUE POINT OF BEGINNING. ALL COURSES AND DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT SOUTH SEATTLE LAND COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, OWNER IN FEE SIMPLE OF THE ABOVE DESCRIBED LAND, HEREBY DECLARES THIS PLAT OF BEVERLY PARK, DIVISION No 4, AND FURTHER GRANTS THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE TRADIS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF THE AVENUE SHOWN HEREON, IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 6TH DAY OF JULY A. D., 1942.

SOUTH SEATTLE LAND COMPANY
BY JOHN A. BAILLARGEON ATTEST: O. R. LINDE
ITS PRESIDENT ITS SECRETARY



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING } S.S.

THIS IS TO CERTIFY THAT ON THIS 6TH DAY OF JULY, A. D., 1942, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED JOHN A. BAILLARGEON AND O. R. LINDE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF SOUTH SEATTLE LAND COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

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



RESTRICTIONS

NO LOT, OR PORTION OF A LOT OF THIS PLAT, 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 THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY, 6,000 SQUARE FEET FOR RESIDENCE USE. ALL LOTS IN THIS PLAT ARE RESTRICTED TO RESIDENCE USE, GOVERNED BY RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION No 6494 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.

CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF BEVERLY PARK, DIVISION No 4 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TWP. 23 NORTH, RANGE 4 EAST, W. M.; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

H. W. RUTHERFORD
CERTIFICATE 175673 - RENEWAL AS 6818
DATED: JUNE 30, 1942.



I HEREBY CERTIFY THAT THE WITHIN PLAT OF BEVERLY PARK, DIVISION No 4 IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 15 DAY OF SEPTEMBER A. D., 1942.

CLAY ALLEN OTWAY PARDEE DON S. JOHNSON
VICE-CHAIRMAN SECRETARY PLANNING ENGINEER AND EXECUTIVE OFFICER



EXAMINED AND APPROVED THIS 10TH DAY OF SEPT. A. D., 1942

J. R. HEATH
KING COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 14TH DAY OF SEPT., A. D., 1942.

TOM SMITH
CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS

ATTEST: ELMER H. KENNEDY
CLERK, BOARD OF KING COUNTY COMMISSIONERS



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 18 DAY OF SEPT. A. D., 1942, AT 48 MINUTES PAST 9 A. M., AND RECORDED IN VOLUME 38 OF PLATS, PAGE 46, RECORDS OF KING COUNTY, WASHINGTON.

3265345

ROBERT A. MORRIS
KING COUNTY AUDITOR

BY: M. J. WILLIAMS
DEPUTY COUNTY AUDITOR