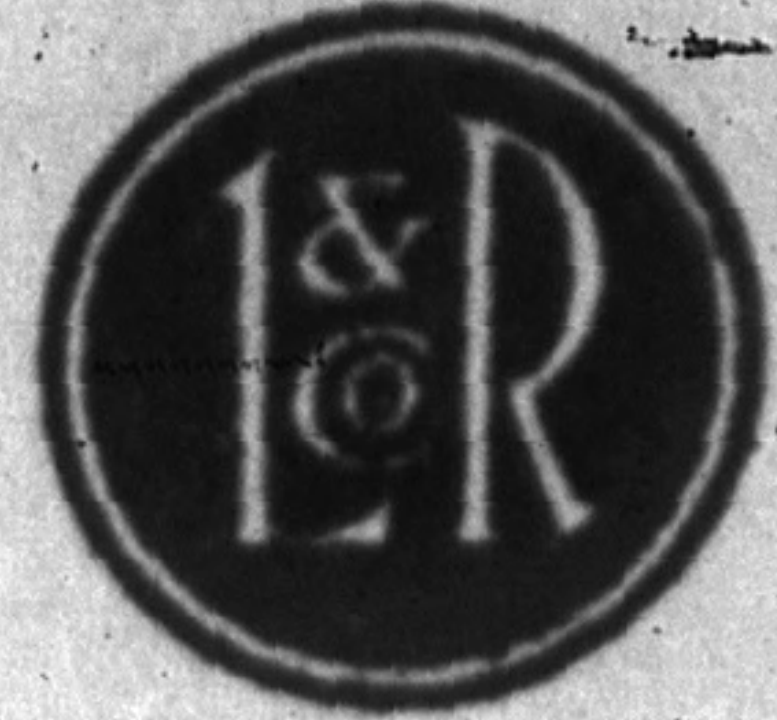


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## Statutory Warranty Deed

The Grantor, MINNIE L. EBA, a widow

for and in consideration of Ten 00/100-----

Dollars, in hand paid, conveyS and warrantS to JENNIE FLISECK, a married woman

the following described real estate, situated in the County of King, State of Washington:

That portion of government lot three (3), section one (1) township twenty-three (23) north, range four (4) east, W.M., described as follows:

Beginning at a point on the north line of said lot which is south 88° 54' 24" east 304.38 feet from the center of said section; thence south 51° 14' 45" east 500.26 feet to the true point of beginning; thence south 51° 14' 45" east 80 feet; thence north 38° 45' 15" east 200 feet, more or less, to the Inner Harbor Line of Lake Washington; thence north 51° 10' 00" west along said Harbor Line 80 feet, more or less, to a point from which the true point of beginning bears south 38° 45' 15" west; thence south 38° 45' 15" west 200 feet, more or less, to the true point of beginning, EXCEPT portion thereof to the State of Washington for Primary State Highway No. 5 by deed recorded under auditor's file No. 3180468, records of said county; (Being known as lots twelve (12) and thirteen (13), block one (1) of Ebawood, according to the unrecorded plat thereof).



(1) It is further understood and agreed by and between the parties hereto that neither the vendees, their heirs, administrators or assigns, shall erect any permanent structure or building upon said premises except for residence purposes, or for a private garage to be used in connection with such residence on said lot, and no permanent residence to cost less than fifteen hundred dollars shall ever be erected on said premises.

(2) It is further understood and agreed that all sewers and drain pipes from any and all buildings upon said premises shall be connected ~~either~~ with *sewer* ~~sewer~~ or septic tanks, to be approved by the vendor.

(3) Said property shall not be conveyed, sold, rented, or otherwise disposed of, in whole or in part, to or be occupied by any person or persons except of the white race except, however, in case of a servant actually employed by the lawful owner or occupant thereof.

Dated this 12th

day of August

A. D. 19<sup>44</sup>

*Minnie L Eba* (SEAL)

(SEAL)