

3114871

Washington Title Insurance Company  
Form L 3

## Statutory Warranty Deed

## THE GRANTOR S

RALPH L. CHRISTENSON and CASSIE CHRISTENSON, his wife

for and in consideration of TEN - - - - -

Dollars (\$ 10.00 ) in hand paid, convey and warrant to

M. ELEANOR BARTON, a married woman

the following described real estate, situated in the County of King

State of Washington:

Lot twenty-six (26), block three (3),  
Kaufman's Addition to Green Lake Circle,  
according to plat thereof recorded in  
volume 10 of plats, page 89, records of  
said county.

This deed is given in fulfillment of contract entered into between  
the Grantors and the Grantee on the 28th day of March, 1936, and  
is subject to all taxes and assessments that may have become  
a lien subsequent to that date.



Dated this 28th day of March, A. D. 19 36

*Ralph L. Christenson* (SEAL)

*Cassie Christenson* (SEAL)

STATE OF WASHINGTON,

County of King

On this day personally appeared before me RALPH L. CHRISTENSON and  
CASSIE CHRISTENSON  
to me known to be the individuals described in and who executed the within and foregoing instrument, and  
acknowledged that they signed the same as their free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of March, 1936



*C. M. Ryan*  
Notary Public in and for the State of Washington,  
residing at Seattle.

Filed for Record Aug 6, 1940, 1:50 P.M.  
Request of Mrs. J. J. Barton  
EARL MILLIKIN, County Auditor

3114872

## PROTECTIVE COVENANTS

Covering

EDGAR G. JOHNSON'S ADDITION

TO THE CITY OF SEATTLE

KNOW ALL MEN BY THESE PRESENTS That:

All lots in Edgar G. Johnson's Addition to  
the City of Seattle, King County, Washington, as  
recorded in Volume 36 of Plats at page 18, records of  
the office of the Auditor of King County, Washington,  
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 or one semi-detached single family dwelling  
not to exceed two and one-half stories in height and  
a private garage for no more than two cars.

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; except  
that on all building plots abutting W. 75th & W. 77th,  
no building shall be located nearer than 15 feet to the  
front lot line nor nearer than 10 feet to any side



street line. No building, except a garage or other out-building located 10 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 50 feet at the front building setback line, except that a residence may be erected or placed on lots Nos. Lot 9 in Block 2 as shown on the recorded plat.

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.

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

No trailer, basement, tent, shack, garage, barn or other building 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.

No dwelling costing less than \$3500.00 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 800 square

feet in the case of a one story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story structure.

IN WITNESS WHEREOF the undersigned, EDGAR G. JOHNSON, the owner of all of the Lots in said Addition, hereunto sets his hand and seal this 2nd day of August, 1940.

*Edgar G. Johnson* (SEAL)

STATE OF WASHINGTON  
-SS-  
COUNTY OF KING

I, the undersigned, Notary Public in and for the State of Washington, residing at Seattle, do hereby certify that on this 2nd day of August, 1940, personally appeared before me <sup>a single man</sup> EDGAR G. JOHNSON, to me known to be the individual described in and who executed the within 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 this 2nd day of August, 1940.



*T.M. Royce*  
Notary Public in and for  
the State of Washington  
residing at Seattle.

Filed for Record, Aug. 6, 1940, 1:52 P.M.  
Request of *Edgar G. Johnson*  
EARL MILKIN, County Auditor



# EDGAR G. JOHNSON ADDITION

AN ADDITION TO THE CITY OF SEATTLE

SCALE 1" = 100 FT.

1940

## DESCRIPTION

THIS PLAT OF EDGAR G. JOHNSON ADDITION EMBRACES THE FOLLOWING PORTIONS OF SEC. 2, TOWNSHIP 25 NORTH, RANGE 3, EAST W.M.

(A) THE W 1/2 OF THE S. E. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 THEREOF ;

(B) THE NORTH 330 FT. OF THE E 1/2 OF THE E 1/2 OF THE S.W. 1/4, OF THE S.W. 1/4 OF THE N.W. 1/4 THEREOF ;

(C) THE SOUTH 180 FT. OF THE EAST 155 FT. OF THE E 1/2 OF THE E 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 THEREOF, EXCEPT THE PORTIONS THEREOF CONDEMNED FOR STREET AND ALLEY PURPOSES BY ORD. 52651 OF THE CITY OF SEATTLE.

## 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 PUBLIC FOREVER ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF THE STREETS, AVENUES OR ALLEYS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO FIXED OUR HAND AND SEAL THIS 28TH DAY OF FEB. A.D. 1940.

EDGAR G. JOHNSON

EDGAR G. JOHNSON, OWNER

## ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.  
COUNTY OF KING }

THIS IS TO CERTIFY THAT ON THIS 28TH DAY OF FEBRUARY, A.D. 1940, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED EDGAR G. JOHNSON TO ME KNOWN TO BE PERSON WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS 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.

H. E. MORRIS

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



EXAMINED AND APPROVED BY ME THIS 1ST DAY OF APRIL A.D. 1940

C. L. WARTELE

CITY ENGINEER

I HEREBY CERTIFY THAT THE WITHIN PLAT OF EDGAR G. JOHNSON ADDITION WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE No. 69915 APPROVED THE 10 DAY OF APRIL, A.D. 1940.

W. C. THOMAS

CITY COMPTROLLER AND EX-OFFICIO CITY CLERK



3096230

FILED FOR RECORD AT THE REQUEST OF THE CITY ENGINEER THIS 15 DAY OF APRIL, A.D. 1940 AT 15 MINUTES PAST 3 P.M., AND RECORDED IN VOLUME 36 OF PLATS, PAGE 18 RECORDS OF KING COUNTY, WASHINGTON.

EARL MILLIKIN

COUNTY AUDITOR

