STATE OF ~~WASHINGTON~~ California
County of Alameda } ss.

On this 27th day of June, 1941, before me, the undersigned, a Notary Public in and for the ~~State of Washington~~ County of Alameda, State of California, duly commissioned and sworn, personally appeared

NELS P. ANDERSON, a widower,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Notary Public in and for the ~~State of Washington~~ County of Alameda, State of California residing at Alameda, California.

3179052

Warranty Deed

NELS P. ANDERSON, a widower,

TO

RALPH S. KYLEN and DOROTHEA KYLEN, his wife.

June 26, 1941.

RECORDED VOL. ..... OF PAGE ..... REQUEST OF

1941 JUL 19 AM 10 53

ROBERT A. MORRIS AUDITOR KING COUNTY, WASH. ..... DEPUTY

LAWYERS & REALTORS TITLE INSURANCE COMPANY 1008 SECOND AVENUE SEATTLE, WASHINGTON

WHEN RECORDED, RETURN TO

FILED for Record at Request of

OHJ:AM 6/6/41

3179053

DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned owners of real estate known as Evansvale, an addition to King County, Washington, do hereby certify and declare that the following building restrictions and conditions hereinafter set forth are hereby imposed as covenants to run with the land and same shall be binding on all parties and all persons claiming under them until January 1, 1967, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots in said addition it is agreed to change the 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 other 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 not to exceed two and one-half stories in height and a private garage for not more than 2 cars and other outbuildings incidental to residential use of the plot.

B. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications,

CROSON, JOHNSON & WHEELON
ATTORNEYS
500-506 INSURANCE BUILDING
SEATTLE

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 Ole Bardahl and Curtis Middlebrook, 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 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, except any garage constructed on building

plots in Blocks 3 and 4 shall not be constructed nearer than 5 feet to rear property 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 65 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 $2500.00 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 650 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. No persons of any race other than the White or Caucasian 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.

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.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of July, 1941.

Ole Bardahl
Inga R. Bardahl
By O. Bardahl
Her attorney in fact

OHJ:AM 7/18/41

STATE OF WASHINGTON,)
COUNTY OF KING.)SS.

On this 17th day of July, 1941, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared OLE BARDAHL, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

NOTARY PUBLIC OCT. 5, 1943 STATE OF WASHINGTON

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

STATE OF WASHINGTON,)
COUNTY OF KING.)SS.

THIS IS TO CERTIFY, That on this 17th day of July, 1941, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came O. BARDAHL, Attorney in Fact for INGA L. BARDAHL, to me known to be the individual described in and who executed the within instrument, and acknowledged to me that he signed and seal 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 in this certificate first above written.

NOTARY PUBLIC OCT. 5, 1943 STATE OF WASHINGTON

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

Filed for Record July 19, 1941 at 10 55 A.M.
Request of Ebell H. Johnson
ROBERT A. MORRIS, County Auditor

WASHINGTON TITLE INSURANCE COMPANY

3179054

Statutory Warranty Deed

THE GRANTOR ERNEST G. LUMPE, a widower, of Seattle, King county, Washington.

for and in consideration of Ten Dollars and other valuable consideration Dollars ($ 10.00), in hand paid, conveys and warrants to

ALBERT C. LUMPE

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

Lots Five (5) and Six (6), Block Thirty-three (33), T. Hanford's Addition to the city of Seattle, King county, State of Washington.

Subject to a Home Owners' Loan Corporation mortgage balance of approximately Three Hundred ($300.00) Dollars.

TAX ON CONVEYANCES — FIFTY CENTS — 19 — 1941

DOCUMENTARY — 50 CENTS — 10 CENTS

Dated this 19th day of July, A. D. 1941

Ernest G. Lumpe (Seal)

(Seal)

STATE OF WASHINGTON, }
County of King }ss.

On this day personally appeared before me Ernest G. Lumpe, a widower,

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed 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 19th day of July, 1941

E. L. HEILINGLOH COMMISSION EXPIRES NOTARY PUBLIC JUNE 22, 1942 STATE OF WASHINGTON

E. L. Heilingloh
Notary Public in and for the State of Washington, residing at Seattle

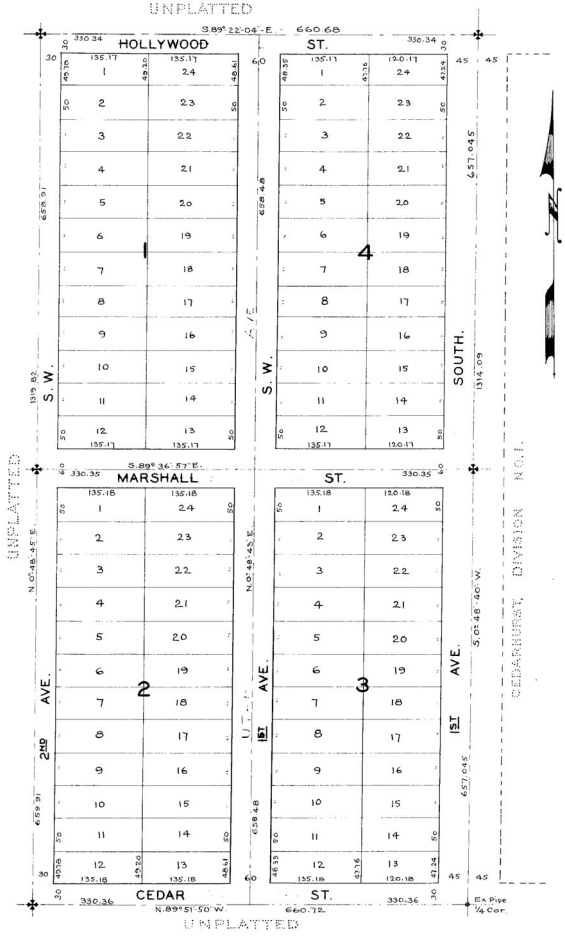
Filed for Record July 19, 1941 at 10 59 A.M.
Request of A. C. Lumpe
ROBERT A. MORRIS, County Auditor

Form L 3

EVANSVALE.

The Miller Engineering Co. Seattle, Wash.

Scale - 1" = 100'



✠ = Concrete Monument.

Examined and approved this 16th day of August A. D., 1928.

By Thomas D. Hunt
Deputy.

Don. H. Evans
County Engineer

Thomas H. Carder
Del.

DESCRIPTION.

This plat of Evansvale embraces all of the East half of the Southeast quarter of the Northeast quarter of Section 18, Township 23 North Range 4 - East, W. M., less county roads.

DEDICATION.

Know all men by these presents that I the undersigned, Harry W. Evans, owner 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 or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts or fills upon the lots and blocks shown on this plat in the reasonable original grading of all the streets and avenues shown hereon.

All lots shown on this plat are subject to assessment for Water District 20 L.I.D No.1 as the same will be segregated by the County Treasurer.

In witness whereof I have hereunto set my hand and seal this 3rd day of August A.D., 1928.

Harry W. Evans

Signed and sealed in the presence of

ACKNOWLEDGEMENT.

STATE OF WASHINGTON } ss.
COUNTY OF KING

This is to certify that on this 3 day of August A.D. 1928 before me, the undersigned a Notary Public, personally appeared Harry W. Evans, to me known to be the person who executed the foregoing dedication and 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 hereinabove written.

Thomas D. Hunt
Notary Public in and for the State of Washington, residing at Seattle.

THOMAS D. HUNT NOTARY PUBLIC COMMISSION EXPIRES MAR. 12, 1930 STATE OF WASHINGTON

CERTIFICATE.

We hereby certify that the plat of Evansvale is based upon an actual survey and subdivision of Section 18, Twp. 23 N. R. 4 E. W.M.; that the distances, courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked on the ground.

THE MILLER ENGINEERING CO.
By E. C. Miller

Examined and approved this 20th day of Aug A.D., 1928.

Attest:- C F Gage
Dep. Clerk of Board of County Commissioners.

J. M. Sparkman
Chairman, Board of County Commissioners.

COMMISSIONERS COURT KING CO. WASH.

2483389

Filed for record at the request of the King County Engineer, the 20th day of Aug A.D. 1928 at 35 minutes past 2 o'clock P.M. and recorded in Vol. 32 of plats, page 21 Records of King County, Washington.

Harry W. Gaw
County Auditor.

By
Deputy.