

1381-438

situated in the County of King, State of Washington.

Dated March 9th, A.D. 1928.

Signed in presence of _____
State of Washington)SS
County of King

W. C. Sutton

This is to certify that on this 9th day of March, A.D. 1928, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally came W. C. Sutton, a widower, to me known to be the individual described in and who executed the within instrument, 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 in this certificate first above written.
(H.W.H. Notarial Seal) Horace W. Hall
(Com. Ex. Dec. 10, 1930) Notary Public in and for the State of Washington, residing at Seattle.

Filed for record at request of W. C. Sutton, Mar 15, 1928 at 11 min past 2 P.M.

George A. Grant, County Auditor

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2449095

Phebe E. Blakesley

To

Warranty Deed

Blanche C. Stevens

The Grantor, Phebe E. Blakesley, a widow, for and in consideration of Ten and no/100 (\$10.00) Dollars in hand paid, conveys and warrants to Blanche C. Stevens, the following described Real Estate: Portion of Lots Seven (7) and Eight (8), Block Eight (8), Renton Hill, according to plat thereof recorded in Volume 8 of Plats, page 68, records of said county, particularly described as follows: Beginning at a point on the west line of said Lot Seven (7), thirty (30) feet north from the southwest corner thereof; running thence east along the center line of said Lot seven (7), a distance of seventy-nine (79) feet; thence southerly parallel with the west line of Lots seven (7) and Eight (8), a distance of sixty (60) feet; thence west seventy-nine (79) feet to a point on the west line of said Lot eight (8), thirty (30) feet south of the northwest corner thereof; thence running northerly along the westerly line of said Lots eight (8) and seven (7), a distance of sixty (60) feet, more or less, to the place of beginning.

Grantee assumes and agrees to pay mortgage executed January 18, 1926, by Phebe E. Blakesley, a widow, and Burton H. Stevens and Blanche Stevens, his wife, to Equitable Savings and Loan Association, an Oregon corporation, to secure the payment of \$900.00 and interest; recorded January 25, 1926, in volume 964 of Mortgages, page 184, under Auditor's file No. 2130644.

Situated in the County of King, State of Washington.

Dated this 23rd day of January, 1928.

Phebe E. Blakesley Seal

State of Washington)SS
County of King

I, the undersigned, a Notary Public, do hereby certify that on this 23rd day of January, 1928, personally appeared before me Phebe E. Blakesley, to me known to be the individual described in, and who executed the within instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of January, A.D. 1928.

(S.D.W. Notarial Seal)
(Com. Ex. Jan. 5, 1930)

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

Filed for record at request of Weter & Roberts, Mar 15, 1928 at 4 P.M.

MJ
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George A. Grant, County Auditor

2449186

R. Knox Roberts

To

Warranty Deed

Gertrude A. Roberts

Warranty Deed

The Grantor, R. Knox Roberts, of Seattle, Washington, in consideration of Ten Dollars (\$10.00) in hand paid, conveys and warrants to Gertrude A. Roberts, his wife, likewise of Seattle, Washington, the following described real premises situated in King County, State of Washington, to-wit:

All of Lots One (1), Two (2) and Five (5) of Frazier's Addition to King County, aforesaid, according to the recorded plat thereof, except that portion of said Lot Five (5) described as follows: Begin at the Northwest corner of said Lot 5, thence along the North line of said Lot 5 a distance

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of Sixty-four and 38/100 (64.38) feet, thence South 52 degrees 9' 5" West a distance of Sixty-nine and 61/100 (69.61) feet to a point of curve to the left, having a uniform radius of Fifteen (15) feet, thence along the arc of said curve a distance of Thirteen and 58/100 (13.58) feet to a point on the West line of said Lot 5, thence North 0 degrees 17' 15" East a distance of Thirty-two and 72/100 (32.72) feet to the point of beginning, this excepted tract containing an area of Seven Hundred Fifty (750) square feet, more or less.

In addition to the premises above described, there is included in this conveyance a tract of land described as follows:

Begin at the Northeast corner of said Lot One (1) of Frazier's Addition aforesaid, thence North 0 degrees 17' 15" East along the line of Lot 1 produced Forty-two (42) feet, thence North 89 degrees 42' 45" West a distance of Thirty and 21/100 (30.21) feet; thence South 52 degrees 9' 5" West a distance of One Hundred Sixty and 35/100 (160.35) feet to a point on the North line of Lot 5 of Frazier's Addition aforesaid, thence North 70 degrees 15' 5" East along the North line of Lots 5 and 1 to the point of beginning, the tract last described containing an area of Five Thousand One Hundred (5,100) square feet, more or less.

The premises above described are conveyed subject to the following restrictions:

Nothing but a single, detached residence, costing not less than Thirty-five Hundred Dollars (\$3500) shall be built on any one lot described in this deed and, when built, shall be used for residence purposes only. No old building shall be moved thereon. No building shall be less than Fifteen (15) feet from the street line of said lot upon which said building faces.

Neither said premises nor any part thereof shall ever be sold or mortgaged to anyone who does not belong to the white race, or be sold to anyone not acceptable to a majority of the owners of the property in said Frazier's Addition at the time of such proposed sale.

If the grantee herein, or anyone claiming under her, shall violate any of the foregoing restrictions, the title to the land herein conveyed shall forthwith, without notice and without entry, revert to and vest in the grantor.

Said premises are also conveyed subject to the restriction that neither the vendee nor her assigns shall keep on said premises any crowing rooster or other fowl that shall disturb or annoy the residents of said Frazier's Addition in the quiet and peaceful enjoyment of their property.

Dated this 1st day of March, 1928.

R. Knox Roberts (Seal)

State of California)
County of San Francisco)SS

This is to certify that on this 1st day of March, 1928, before me, the undersigned, a Notary Public in and for the County of San Francisco, State of California, duly commissioned and sworn, personally came R. Knox Roberts, to me known to be the individual described in and who executed the within instrument, 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 in this certificate first above written.
(E. IAF. Notarial Seal)

Evelyn La Fargue
Notary Public in and for the County of
San Francisco, State of California
My commission expires October 17th, 1931.

Filed for record at request of The Anglo & London Paris Natl Bk, San Francisco, Mar 16, 1928 at 32 min past 9 A.M.

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George A. Grant, County Auditor

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2449215
Harry O. Penick
To

Warranty Deed

Elizabeth Foster Penick

This Indenture, Made this 17th day of February in the year of our Lord one thousand nine hundred and Twenty eight between Harry O. Penick, of Kent, Washington, the party of the first part, and Elizabeth Foster Penick, his wife, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One and No/100 (\$1.00) Dollars lawful money of the United States, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, convey and confirm unto the said party of the second part, and to her heirs and assigns, the following described tract, lot or parcel of land, situate, lying and being in the County of King, State of Washington, and particularly bounded and described as follows, to-wit:

East 928 feet of South 1241 feet 6 inches of S.W. Russell Donation Claim, Section 19, Township 23, less S. 360 feet of the North 200 feet, King County, Washington, and land used for county roads and,

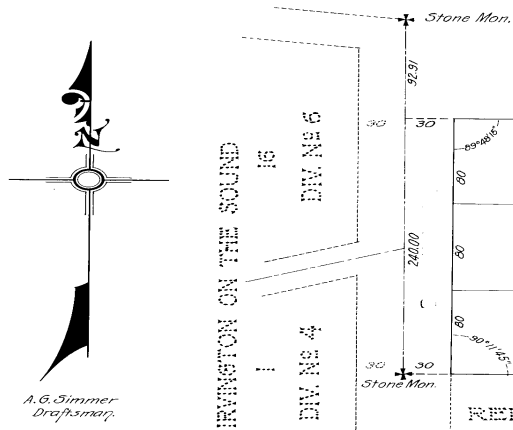
FRAZIER'S ADDITION

KING COUNTY, WASHINGTON

Scale: 1 in. = 60 ft.

Reitze, Storey & Duffey, Inc.
ENGINEERS

UNPLATTED



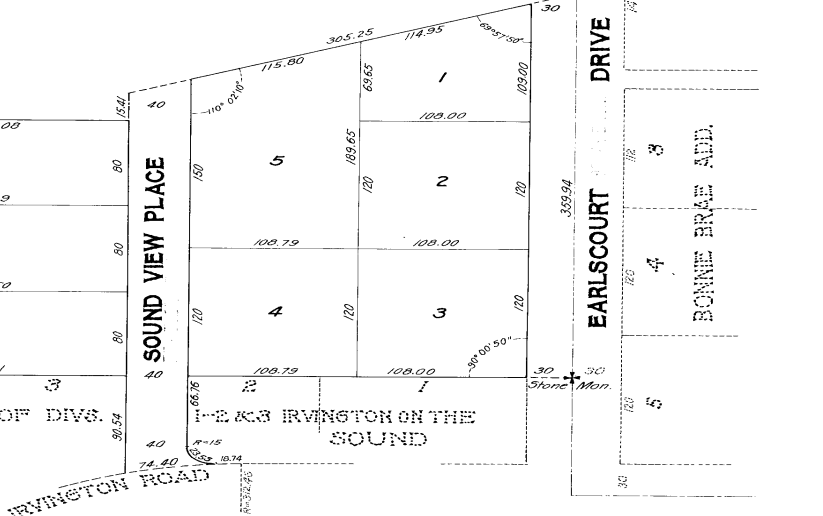
DESCRIPTION

This Plat of Frazier's Addition embraces that portion of the North 550 feet of the East 500 feet of the S.W. 1/4 of Section 24, Twp. 26 N., R. 3 E., W. M., more particularly described as follows:

Beginning at the stone monument on the N.E. corner of Irvington on the Sound, thence Westerly along the North boundary of Irvington on the Sound a distance of 500 feet to a stone monument; thence N. 0° 04' 40" E. along the West boundary of Irvington on the Sound a distance of 240.00 feet; thence S. 89° 43' 55" E. a distance of 15.41 feet; thence N. 70° 15' 05" E. a distance of 305.25 feet to the West line of Bonnie Brae Addition; thence Southerly along the West line of Bonnie Brae Addition a distance of 359.94 feet to the point of beginning, also:

The portion of Lot 2, Division 2 of the Replat of Divisions 1, 2 and 3 of Irvington on the Sound, more particularly described as follows:

Beginning at the N.W. corner of Lot 2, Division No. 2 of said Replat of Divisions 1, 2 and 3 of Irvington on the Sound, thence Easterly along the North boundary of said Lot 2 a distance of 40 feet; thence Southerly parallel to the West boundary of said Lot 2 a distance of 66.76 feet; thence on a curve to the left with a radius of 15 feet a distance of 23.53 feet; thence Easterly parallel with the North line of said Lot 2 a distance of 10.74 feet; thence Southerly parallel along the North line of Irvington Road on a curve with a radius of 312.46 feet a distance of 14.40 feet to the Southwest corner of said Lot 2; thence Northerly along the West line of said Lot 2 a distance of 90.54 feet to the point of beginning.



DEDICATION

Know all men by these presents that we, Raymond R. Frazier and Augusta W. Frazier, his wife, owners in fee simple of the land described in the above plat do hereby declare this plat of Frazier's Addition and dedicate to the use of the public forever all streets and avenues shown thereon 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 sidings for cut or fills upon the lots and blocks shown on this plat in the reasonable original grading of all streets and avenues shown thereon.

Witness my hand and seal this 7 day of July A. D. 1920.

Witnesses: Raymond R. Frazier
Arthur P. Redman Augusta W. Frazier
E. A. Duffey

Approved by the Board of County Commissioners at meeting this 26 day of July A.D. 1920.



Claude C. Ramsay
Chairman of Board
Attest: P.P. Bliss
Deputy Clerk of Board

Examined and approved this 20 day of July A.D. 1920
by C. E. Morford Deputy
Samuel J. Humes
County Engineer

ACKNOWLEDGMENT

State of Washington } s.s.
County of King }
This is to certify, that on this 7th day of July A. D. 1920 personally appeared before me the undersigned, Raymond R. Frazier and Augusta W. Frazier, his wife, to me known, to be the persons who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their 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.



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

I hereby certify that the above plat is based upon an actual survey, that the distances and angles are shown correctly and that the monuments have been set and lot and block corners staked on the ground.

E. A. Duffey, Engineer

1437909

Filed for record at the request of Grantee July 27 - 1920 at 3:00 minutes past 2 o'clock P.M. and recorded in Vol. 25 of Plats, page 7, records of King County, Washington.

by C. E. Morford Deputy
Norman M. Wardall
County Auditor