

1433-405

Filed for record at request of Jean McKay July 1st, 1929 at 49 min past 1 P.M.

LMS 71-2

George A. Grant, County Auditor

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2545853

Joan C. Hall

Declaration of Reservations and Restrictions.

Declaration of Reservations and Restrictions

Know All Men by These Presents: That heretofore Fred C. Hall filed in the Office of the County Auditor of King County, Washington, that certain Plat known as: "Fred C. Hall's First Addition" said Plat being recorded in Volume 32 of Plats, P 42, being Auditor's Receiving No 2504315, and now known as such amongst the Auditor's records and files of King County, State of Washington, That since the filing of said Plat, Fred C. Hall died in King County, State of Washington, leaving a Last Will and Testament, devising and Bequeathing all of his property and estate to Joan C. Hall, his surviving spouse, and appointing her as Executrix under his Last Will, and she has been duly appointed, qualified, and is now acting as such Executrix That no part of said Plat has been sold, and the full legal title thereto is now in the name of Joan C. Hall, a widow. That Joan C. Hall is desirous of placing certain reservations and protective restrictions on said Plat, said reservations and restrictions being as follows:

The Deed of Conveyance, or Contract for Deed, of said property shall contain the following express reservations and conditions.

"No part of the property hereby conveyed shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic Race or Oriental, and the second party, 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 employees in the domestic service on the premises or persons qualified hereunder, as occupants and users and residing on the premises."

Dated at Seattle, Washington, this 1st day of July, 1929.

Joan C. Hall (Seal)

State of Washington)

Ss

County of King)

This is to Certify that on this 1st day of July, 1929, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Joan C. Hall, a widow, to me known to be the individual named in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the same as her 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.

(J. P. G. Notarial Seal)

John P. Gallagher

(Com. Ex. Mar 3, 1930)

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

Filed for record at request of Joan E. Hall July 1, 1929 at 13 min past 2 P.M.

LMS 71-2

George A. Grant, County Auditor

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2545854

A. B. Joslyn et ux

To

Warranty Deed

C. S. Hartman et ux

Warranty Deed
(Statutory Form)

The grantor's, A. B. Joslyn and Louella Newton Joslyn, husband and wife, both residents of Auburn, King County, State of Washington, for and in consideration of Forty-two hundred-fifty (\$4250.00) Dollars lawful money of the United States of America, in hand paid, convey and warrant to the grantees C. S. Hartman and Carrie Hartman, his lawful wife, the following described real estate, to-wit:

Lot Eight (8) in Block two (2) in Joslyn's First Addition to Auburn, according to the official plat thereof recorded in the Auditor's office of King County, State of Washington, together with all the appurtenances thereunto belonging.

This deed is given subject to one Real Estate and Building Contract dated May 25th, 1925, filed for record August 18th, 1926, in Volume 1325 of deeds, at page 438, also all unpaid assessments for improvements and subject to general taxes assessed after May 25th, 1925, and liens and incumbrances that may have been placed on the property by the grantees or anyone claiming under them.

Situate in the County of King, State of Washington.

Dated this 19th day of June, A. D. 1929.

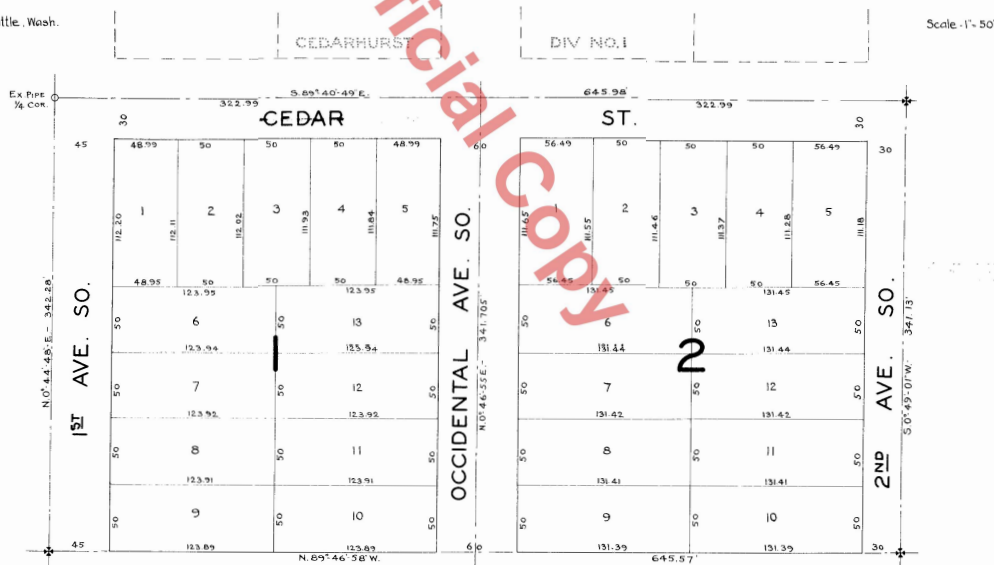
Witnesses: I. W. Griggs
H. G. Phillips

A. B. Joslyn Seal

Louella Newton Joslyn Seal

FRED C. HALL'S FIRST ADDITION.

The Miller Engineering Co. Seattle, Wash.



* Denotes concrete Monument.

DESCRIPTION.

This plot of Fred C. Hall's First Addition embraces all of the North half of the Northwest quarter of the Northwest quarter of the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 17, Township 23 North, Range 4 East, W.M., less county roads.

DEDICATION.

Know all men by these presents, that we, the undersigned, Fred C. Hall and Joan C. Hall, owners in fee simple of the land hereby platted, hereby declare this plot and dedicate to the use of the public forever, all streets, and avenues or whatever public property there is shown on the plot 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 plot in the reasonable original grading of all the streets and avenues shown hereon.

All lots shown on this plot 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, we have hereunto set our hands and seals this 28 day of November, A.D. 1928.

— Fred C. Hall —
— Joan C. Hall —

Examined and approved this 3rd day of Dec., A.D., 1928.

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

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

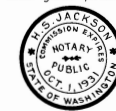
Thomas H. Carder,
Del.



ACKNOWLEDGEMENT.

STATE OF WASHINGTON } ss.
COUNTY OF KING

This is to certify that on this 28 day of November A.D. 1928 before me, the undersigned, a Notary Public, personally appeared Fred C. Hall and Joan C. Hall 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 hereinabove written.



— H.S. Jackson —
Notary Public, in and for the
State of Washington
residing at Seattle.

2504315

Filed for record at the request of the King County Engineer, the 4th day of Dec. A.D. 1928 at 41 minutes past 2 o'clock P.M. and recorded in Vol. 32 of plats, page 42. Records of King County, Washington.

By Deputy.

County Auditor

CERTIFICATE.

We hereby certify that the plot of Fred C. Hall's First Addition is based upon an actual survey and subdivision of Section 17, 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 — F. C. Miller —

Examined and approved this 1st day of December, A.D., 1928.

By — Don H. Evans —
County Engineer
Deputy.