

1273-433

2021491

MISSISSIPPI VALLEY TRUST COMPANY, Trustee

TO

DEED

A. J. SMALLWOOD

THIS INDENTURE, made this 25 day of April, A. D. 1925, by and between the MISSISSIPPI VALLEY TRUST COMPANY, as trustee under will of Margaret Rieg, deceased, of the City of St. Louis, State of Missouri, acting herein under power and authority given said trustee, under said will, party of the first part, and A. J. SMALLWOOD of the City of Seattle, State of Washington, party of the second part, WITNESSETH:

In consideration of the sum of Three Thousand Dollars (\$3,000) cash paid to said party of the first part, the receipt whereof is hereby acknowledged, said party of the first part does by these presents, Grant, Sell, Convey and Confirm unto said party of the second part, his heirs and assigns, all right, title and interest of, in and to the following described real estate, situate in the County of King, State of Washington, to-wit:

Beginning at a point 99.75 feet south and 570.83 feet west of the northeast corner of the northwest quarter of the southeast quarter of Section 9, Township 25 North of Range 4 East of Willamette Meridian; thence west 37.5 feet; thence south 110 feet; thence east 37.5 feet; thence north 110 feet to the point of beginning, all in Section 9, Township 25 North of Range 4 East of Willamette Meridian, being the east 5 feet of Lot 3, all of Lot 4 and the west 7.5 feet of Lot 5, in Block 1 of Sumner's Addition.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said party of the second part, his heirs and assigns forever. Said property is conveyed subject to Local Improvement Tax Bill assessed against said property for improvement of 26th Avenue N.E., from Blakeley Street to East 56th, and subject to all general and special taxes which may now be due or may hereafter become due, all of which the purchaser assumes and agrees to pay.

IN WITNESS WHEREOF, on the day and year first above written, the MISSISSIPPI VALLEY TRUST COMPANY, as said trustee, party of the first part, has caused these presents to be signed by its Vice-President and its corporate seal to be hereunto affixed, attested by its Assistant Secretary.

(M. V. T. Co. Corp Seal)

Attest:

R. W. FISHER

Assistant Secretary.

OK F.A.G.

MISSISSIPPI VALLEY TRUST COMPANY,

Trustee under will of Margaret Rieg,

Deceased,

By FRED'K VIERLING
Vice-President.STATE OF MISSOURI)
CITY OF ST. LOUIS) SS

On this 25th day of April, A. D. 1925, before me personally appeared FRED'K VIERLING, to me known to be the Vice President of the Corporation that executed the within and foregoing instrument, as trustee, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation as trustee, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires Feb'y 6th 1927.

(J. P. Notarial Seal)

(I. R. S. \$3.00 attached and cancelled)

JOS. PREVOST

Notary Public, City of St. Louis,
State of Mo.

Filed for record at request of Washington Title Insurance Company, May 22, 1925 at 55 min

past 9 AM

AB

D. E. FERGUSON, County Auditor

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2021520

J. C. BLACK, et ux

NOTICE

KNOW ALL MEN BY THESE PRESENTS, that we, J. C. BLACK and JANE D. BLACK, husband and wife, owners of the following described property, to-wit:

qd Lots 1, 2, 3, 4, 5, 6, Block 1
Lots 1, 2, 4, 5, 8, 9, 10, 11, 12, Block 2
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 3
Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, Block 4
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, Block 5
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 6
Lots 1, 2, 6, 7, 9, 10, Block 7

1273-434

Lots 1, 5, 6, Block 8

in Gatewood Gardens, an Addition to the City of Seattle, King County, Washington, for the purpose of creating and placing upon the same certain restrictions do hereby declare and impose the following building restrictions upon all the above described property, to be effective from the date of this instrument:

"Prior to 1935 no structure except single, detached one family, private residences, to be used for residence purposes only, and private garages appurtenant to same shall be built on this property. The front house walls of all dwellings shall be at least twenty feet back from front lot line. All dwellings shall face on the Avenues. All frame dwellings shall be painted or stained prior to occupancy, except that shingled dwellings may be left to weather but the trim shall be painted. None of this property shall be sold, leased, or rented to any person or persons other than of Caucasian race nor shall any person or persons other than of Caucasian race use or occupy any portion of same. These shall be covenants running with the land and binding upon the respective grantees and their successors in interest."

IN WITNESS WHEREOF THE parties hereto have executed this Instrument on the 20th day of May, 1925.

J. C. BLACK

JANE D. BLACK

STATE OF WASHINGTON }
COUNTY OF KING } SS

This is to certify that on this 20th day of May, A. D. 1925, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came J. C. BLACK and JANE D. BLACK to me known to be the individuals described in and who executed the within instrument, 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 in this certificate first above written.
(F. I. C. Notarial Seal)
(Com. Ex. Dec. 1, 1928)

FRANK I. CURTIS

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

AB *h*
D

Filed for record at request of R. C. Erskine & Company, May 22, 1925 at 03 min past 10 AM
D. E. FERGUSON, County Auditor

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2021536 G. E. LESLIE

TO

WILLIS E. OLDFIELD

WARRANTY DEED

THE GRANTOR G. E. LESLIE, a bachelor for and in consideration of Ten and 00/100 Dollars in hand paid, conveys and warrants to WILLIS E. OLDFIELD the grantee the following described real estate:

East 20 feet of Lot 6 and the west 20 feet of lot 7, block 42, Kilbourne's Division of Green Lake Addition to the City of Seattle, W. T., according to plat thereof recorded in volume 4 of plats, page 54, records of King County.

Situated in the County of King, State of Washington.

Dated May 4th, A. D. 1925.

Signed in presence of _____

G. E. LESLIE

STATE OF WASHINGTON }
COUNTY OF KING } SS

THIS IS TO CERTIFY, That on this 4th day of May A. D. 1925 before me the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn personally came G. E. LESLIE, a bachelor 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.
(C. E. K. Notarial Seal)

(Com. Ex. May 22, 1925)

(I. R. S. \$2.50 attached and cancelled)

C. E. KRUSE

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

AB *h*
D

Filed for record at request of Ewing & Clark, May 22, 1925 at 21 min past 10 AM

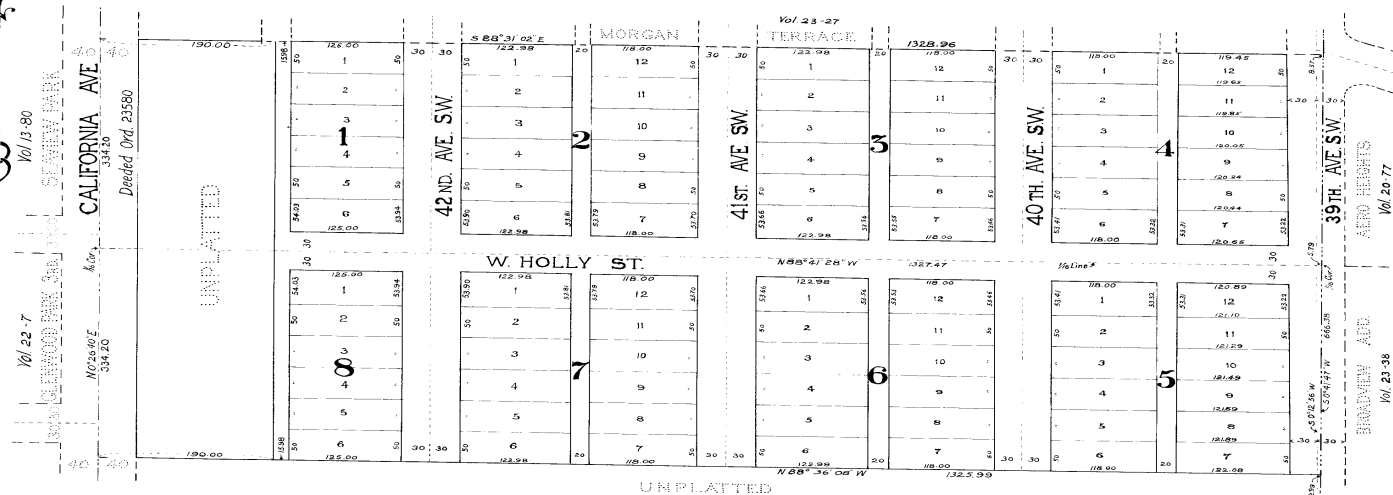
D. E. FERGUSON, County Auditor

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GATEWOOD GARDENS

AN ADDITION TO THE CITY OF SEATTLE

Scale 1 in = 100 ft.



Description

This Plat of Gatewood Gardens an addition to the City of Seattle comprises all of the S½ of the S½ of the NW¼ of the NE¼ and the NE¼ of the N½ of the S½ of Section 26 Township 24 North Range 3 East W.M. King Co. Washington, except there from the westerly 190.00 feet

Dedication

Know all men by these presents that Joseph C. Black and Jane D. Black his wife owners in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever all streets and alleys shown thereon, and the use thereof for any and all public purposes not inconsistent with the use hereof 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 of the streets and alleys shown thereon.

In witness whereof we have hereunto set our hands and seals this 14th day of February A.D. 1921.

Joseph C. Black
Jane D. Black

Examined and approved by me this 14th day of February A.D. 1921.

A. H. Dimock
City Engineer

236 Order Draftsman



Acknowledgment

State of Washington } ss
County of King }

This is to certify that on this 14th day of February A.D. 1921, before me the undersigned, a Notary Public, personally appeared Joseph C. Black and Jane D. Black 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.

In witness whereof I have hereunto set my hand and official seal the day and year first above written.

J. H. Gaffney
Notary Public in and for the State of Washington residing at Seattle.



Approved by the Mayor and City Council of the City of Seattle by Ordinance No. 41961 this 25th day of February A.D. 1921.

Hugh M. Caldwell
Mayor
Attest H. W. Carroll
City Clerk
By E. M. Street
Deputy

Filed for record at the request of City Engineer this 28th day of Feb. A.D. 1921, at 53 minutes past 2 o'clock P.M. and recorded in Vol. 25 of Plats, page 15 records of King County Washington.

1496552

By _____
Deputy