

2550822

Anna S. Hammer
To
Alice S. Mitchell

Real Estate Contract

Assignment of Purchaser's Interest
in Real Estate Contract.

Know all men by these presents, that whereas by instrument under date of August 18, 1927, D.E. Glancy and Mary A. Glancy, his wife, agreed to sell and Grant Merrifield agreed to buy on certain terms the property described therein, to-wit:

Lot five (5) Acre Two (2), Tract L, all in Maple Leaf Addition to Green Lake Circle (Vol. 2 plats, page 115) in King County, Washington.

And whereas the balance due under said contract as of February 26th, 1929, is \$1275.51,

And whereas on March 16, 1929, there was an Assignment of Purchaser's Interest in Real Estate Contract made by Grant Merrifield and Lettie Merrifield to Anna S. Hammer,

And whereas, the balance due under said contract as of July 10, 1929, is \$1184.45,

Now therefore in consideration of the sum of ten dollars (\$10.) and other valuable consideration in hand paid, the undersigned, the said Anna S. Hammer, hereby grants, transfers, assigns and conveys to Alice S. Mitchell, her heirs, executors, administrators and assigns, the said contract and all her right, title and interest therein and in the said real estate mentioned therein, It is warranted that the balance due under said contract, in addition to the mortgage, is not over \$1184.45 as of July 10, 1929. Said contract was recorded the 16th day of March, 1929, in Vol 1432, page 93 of Deeds, Auditor, King County, Washington. Purchaser agrees to pay taxes.

Witness my hand and seal this 26th day of July, 1929.

Anna S. Hammer (Seal)

The undersigned, assignee hereinabove mentioned, accepts said assignment and agrees to comply with the terms of said contract on the part of the purchaser to be complied with and performed.

Alice S. Mitchell (Seal)

State of Washington,) SS
County of King)

This is to certify, that on this 26th day of July, 1929, before me, the undersigned, a Notary Public duly commissioned and sworn, personally appeared Anna S. Hammer and Alice S. Mitchell, to me known to be the persons described in the foregoing instrument and who 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 year and date first above mentioned.

(C.J.K. Notarial Seal)
(Com. Ex. Dec. 25, 1930)

C. J. Koegel

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

Filed for record at request of Northwest Finance, July 27, 1929 at 28 min. past 10 A.M.

IDW

GEORGE A. GRANT, COUNTY AUDITOR

2550838

Seacoma Beach Improvement Co.

To

Warranty Deed

Anton Ran, et ux

Warranty Deed

This indenture, made and entered into this 27th day of June, 1929, by and between the Seacoma Beach Improvement Co., a corporation, organized and existing under and by virtue of the laws of the State of Washington, with its principal place of business at Seattle, Washington, grantor, and Anton Ran and Bertha Ran, husband and wife, of Seattle, Washington, grantees.

Witnesseth, that the said grantor, for and in consideration of the sum of ten (\$10.00) dollars, lawful money of the United States, to it in hand paid by the said grantees, receipt whereof is hereby acknowledged, and in further consideration of the conditions upon which this deed is made, and the covenants and agreements on the part of the said grantees, their heirs, and assigns, hereinafter set forth, does by these presents grant, bargain, sell, convey and confirm unto the said grantee and to their heirs and assigns subject to the conditions, limitations, covenants and agreements hereinafter contained, the following described lot or parcel of land situated in King County, State of Washington, to-wit:

All of lot one (1) in block five (5) of Gregory Heights Division No. 1, according to the official plat thereof filed in the office of the Auditor of King County, Washington,

And the said grantor does by these presents grant and agree to and with the said grantee, heirs and assigns that it the said grantor, all and singular the premises hereinabove conveyed, with the appurtenances, against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, subject to the conditions, limitations, covenants and agreements herein contained, shall and will warrant and forever defend, except taxes and assessments becoming due after

Apl. 1, 1928.

To have and to hold the above granted premises unto the said grantee their heirs and assigns forever, upon the following conditions, covenants and agreements and subject to the following limitations and restrictions:-

The grantee will not erect, maintain, or use any factory or business building on said land or cause or permit to be erected, maintained or used thereon any such building, nor conduct or permit any trade, business or dangerous, vexatious or offensive establishments thereon or therein but will use said premises for residence purposes only, and will maintain proper sanitary conditions thereon and will not construct or permit the construction of any residence on said premises, of a fair value of less than \$5000, same to be finished and stained or painted externally within six months after beginning work thereon. Said property shall not be owned, leased to, mortgaged to, used or occupied as a residence by any person not of the white race.

Said foregoing covenants, limitations and restrictions shall be deemed covenants running with the land forever and binding upon the said grantee their heirs, assigns and personal representatives, and said grantee by the acceptance of this deed hereby agrees to these conditions.

In witness whereof, the said party of the first part, by resolution of its Board of Trustees, has caused its corporate name to be hereto subscribed by its President and Secretary and its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in the presence of:-

Seacoma Beach Improvement Co.

By L. I. Gregory, President

Emma Gregory, Secretary

(S.B.I. Co. Corp. Seal)

State of Washington,) SS
County of King)

On this 27th day of June, A.D. 1929, before me personally appeared L. I. Gregory and Emma Gregory to me known to be the President and Secretary, respectively of the corporation that executed the within instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were 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.

(LeRoy Moore Notarial Seal)

(Com. Ex. Apr. 20, 1930)

LeRoy Moore

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

Filed for record at request of Mrs. Bertha Ran, July 27, 1929 at 00 min. past 11 A.M.

GEORGE A. GRANT, COUNTY AUDITOR

IDW

2550862

Arthur Bratset

To

Quit Claim Deed

Charles E. Schwartz, et ux

Statutory Quit Claim Deed

The grantor Arthur Bratset, a bachelor, for and in consideration of ten dollars, conveys and quit-claims to Charles E. Schwartz and Lucy C. Schwartz, his wife, all interest in the following described real estate:

A portion of tracts 19 and 20 in unrecorded plat of a Subdivision of tracts 63, 64 and 65 of Lincoln Beach Addition in Seattle, King County, Washington, described as follows: Beginning at a point 30.47 feet north of the southeast corner of tract 65, Lincoln Beach Addition as shown by the recorded plat thereof; thence south 73°32' west 125.09 feet; thence north 16°28' west 45 feet; thence north 73°32' east 138.39 feet; thence south in a straight line 46.93 feet to point of beginning, except the southwesterly 70 feet thereof.

Situated in the County of King, State of Washington.

Dated this twentieth day of May, A.D. 1929.

Arthur Bratset (Seal)

State of Washington,) SS
County of King)

On this twentieth day of May, A.D. 1929, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Arthur Bratset, a bachelor at the time of acquiring title 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

GREGORY HEIGHTS

DIVISION NO. 1

Scale: 1"=200'

Gardner, Gardner & Fischer, Inc. Eng'rs.
September 1919

ACKNOWLEDGMENT

State of Washington } This is to certify that on this 21st day of
County of King } October A.D. 1919, before me the undersig-
ned, Notary Public in and for the State of Washington, duly commis-
sioned and sworn, personally appeared Helena E. Cline, for herself, A.
M. Brookes, President, and L. I. Gregory, Secretary of the Seacoma
Beach Improvement Company, to me known to be the individuals who
executed the foregoing instrument and acknowledged to me that they
signed and sealed the same as their free and voluntary act and deed,
Helena E. Cline for herself, and A. M. Brookes and L. I. Gregory for the
said corporation for the uses and purposes therein mentioned.
A. M. Brookes and L. I. Gregory on oath stated that they were author-
ized to execute said instrument and that the seal affixed is the
corporate seal of the said corporation.

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

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



1356750

Filed for record at the request of Gardner, Gardner & Fischer,
Inc. Oct. 22 A.D. 1919 at 40 minutes past 10 A.M. and recorded
in Vol. 23 of Plats, page 44, records of King County, Washington.

Norman M. Wardall
County Auditor

by *W. B. Shoemaker* Deputy

UNPLATTED

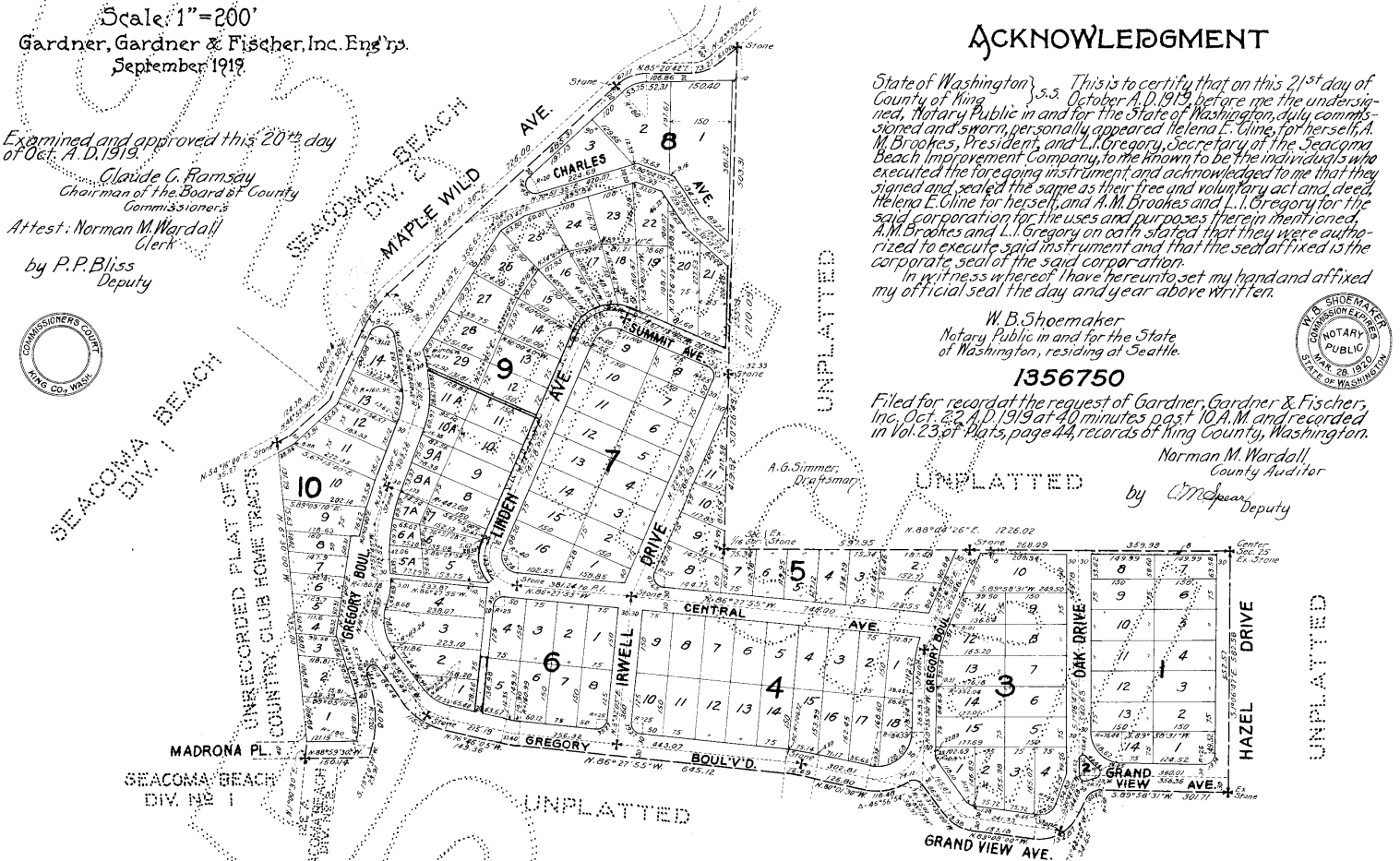
UNPLATTED

Examined and approved this 20th day
of Oct. A.D. 1919

Glaude C. Ramsay
Chairman of the Board of County
Commissioners

Attest: Norman M. Wardall
Clerk

by P. P. Bliss
Deputy



DESCRIPTION

This plat of Gregory Heights, Division No. 1, embraces the following described tract of land in Section 25, T. 23 N., Range 3 E., W. 4 M. Beginning at a stone monument marking the center of Section 25, T. 23 N., Range 3 E., W. 4 M. and running thence S. 1° 06' 47" E. along the north and south center line of said Sec. 25, 582.58 feet to a stone monument; thence S. 69° 58' 31" W. 301.71 feet; thence on a curve to the left having a radius of 50.00 feet, a distance of 60.42 feet; thence S. 20° 44' 25" W. 34.65 feet; thence on a curve to the right having a radius of 100.00 feet, a distance of 132.81 feet; thence N. 63° 08' 00" W. 151.10 feet; thence on a curve to the right having a radius of 100.00 feet, a distance of 19.38 feet; thence N. 37° 39' 00" W. 86.99 feet; thence on a curve to the left having a radius of 25.00 feet, a distance of 38.97 feet to a point of reverse curve; thence on a curve to the right having a radius of 144.59 feet, a distance of 118.48 feet; thence N. 80° 01' 30" W. 126.80 feet; thence on a curve to the left having a radius of 646.72 feet, a distance of 72.69 feet; thence N. 86° 27' 55" W. 645.12 feet; thence on a curve to the right having a radius of 220.99 feet, a distance of 37.40 feet; thence N. 76° 46' 05" W. 149.36 feet; thence on a curve to the right having a radius of 173.24 feet, a distance of 115.55 feet; thence N. 38° 33' 05" W. 86.44 feet; thence on a curve to the left having a radius of 15.00 feet, a distance of 40.42 feet; thence S. 12° 58' 25" E. 54.49 feet; thence on a curve to the right having a radius of 220.00 feet, a distance of 124.00 feet; thence S. 19° 20' 30" W. 23.91 feet; thence N. 68° 53' 30" W. 130.14 feet to a stone monument at the northwest corner of tract 122-A in the plat of Seacoma Beach Division No. 2, as recorded in Vol. 15 of plats, Page 94, Records of King County, Washington; thence N. 1° 00' 30" E. 40.00 feet; thence N. 6° 30' 00" W. along the east line of tracts previously conveyed by Seacoma Beach Improvement Company to A. Ray Smith and Olof Olson by deeds recorded, respectively, in Vol. 816 of Deeds, Page 9, and Vol. 805 of deeds, Page 116, auditor's records of said King County, and said line extended 135.00 feet to the center line of Maple Wild Avenue in said plat; thence along the said center line N. 54° 16' 00" E. 35.27 feet; thence N. 46° 55' 00" E. 124.78 feet; thence N. 27° 09' 30" E. 200.94 feet; thence on a curve to the right having a radius of 308.26 feet, a distance of 105.99 feet; thence N. 46° 51' 30" E. 126.00 feet; thence leaving said center line as shown on said plat, along a curve to the right having a radius of 100.00 feet, a distance of 61.17 feet; N. 85° 20' 42" E. 106.86 feet; thence on a curve to the left having a radius of 100.00 feet, a distance of 73.27 feet; thence N. 43° 22' 00" E. 61.00 feet to the west line of the southeast quarter of the northwest quarter of said section 25; thence S. 0° 26' 49" E. along the said west line 1210.09 feet to a stone monument at the southwest corner of said southeast quarter of the northwest quarter; thence N. 88° 04' 26" E. along the east and west center line of said section 25, 1226.02 feet to the place of beginning, excepting portion thereof dedicated to or otherwise acquired by King County for street or road purposes. All distances are as shown on this plat in feet.

DEDICATION

Know all men by these presents that the Seacoma Beach Improvement Company, a corporation organized under the laws of the State of Washington, owners in fee simple, and Helena E. Cline, mortgagee of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever, all streets, avenues, boulevards and alleys, or whatever public property there is shown on 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 the necessary slopes for cuts or fills upon the lots, blocks and tracts shown on the plat in the reasonable, original grading of all the streets and avenues shown thereon.

In witness whereof Helena E. Cline has hereunto set her hand and seal and the said corporation has caused its corporate name to be hereunto subscribed by its President and Secretary and its corporate seal to be hereunto affixed this 21st day of October A.D. 1919.



Seacoma Beach Improvement Company

by A. M. Brookes Its President

by L. I. Gregory Its Secretary

Helena E. Cline

We hereby certify that the plat of Gregory Heights No. 1 is based upon an actual survey and subdivision of Sec. 25, T. 23 N., Range 3 E., W. 4 M., that the distances and courses as shown thereon are correct; that monuments have been set and the lots and blocks have been staked on the ground.

Gardner, Gardner & Fischer, Inc.
by A. H. Fischer

Examined and approved this 21st day of Oct. A.D. 1919.

by C. P. Mowry Deputy

Samuel J. Humes County Engineer