

For ~~recording~~ *instrument affecting the title*
See Vol. 1466 of 15 page 148 File No. 254481

1891-49

Samuel E. Hayes
COUNTY AUDITOR

2466616 Samuel E. Hayes, et ux
to
The Public

Declaration of Restrictions

HAYES PARK DECLARATION OF PROTECTIVE RESTRICTIONS.

Know all men by these presents: That we, Samuel E. Hayes and Margaret H. Hayes, his wife, the owners of the plat known as "Hayes Park", of record in Volume 27 of Plats, page 14, Records of the Auditor of King County, Washington, by the execution and recording of this instrument, do hereby establish the protective restrictions, conditions and covenants hereinafter set forth, upon and subject to which all lots, tracts and parcels of land in said plat shall hereafter be held or sold and/or conveyed by them, as such owners, and/or by any subsequent holders, purchasers, tenants or occupants, to wit:

1. The property aforesaid shall be used only for private residence purposes, save and except that the below described property may be used for all kinds of business (other than manufacturing), namely:

Lots one (1) to eight (8), in block two (2), all of block one (1), all of block eight (8), and all of block nine (9),

No building shall be erected, maintained or permitted upon any land in said plat, except single, detached, private dwelling houses for the sole use of the owners or occupants thereof, and except the other structures herein expressly permitted.

There shall be permitted to be erected and maintained as appurtenant to any dwelling house, a private garage and servant's quarters for the sole and exclusive use of the owner or occupants of such dwelling house.

2. Upon the land embraced in the plat aforesaid, no dwelling house or garage, or any part thereof, shall be nearer than twenty feet from the front street margin.

3. No dwelling house shall be constructed or maintained upon any lot in said plat which, including a reasonable fee of architecture, shall cost or be of the value of less than the sum of three thousand five hundred (\$3,500.) dollars.

4. No live poultry or animals, other than household pets, shall at any time be kept on any land embraced in said plat.

5. No bill boards, or advertising signs of any kind, or character shall be erected, displayed, exposed or maintained upon any land embraced in the said plat or any building thereon, except signs for the sale or rental of individual lots or properties, and except store signs pertaining to the business carried on.

6. No property in said plat shall at any time, directly or indirectly, be sold, conveyed, rented or leased, in whole or in part to any person or persons not of the White Race.

7. No person other than one of the White Race shall be permitted to occupy any portion of any lot in said plat, or of any building at any time thereof, except a domestic servant actually employed by a White occupant of such building.

8. Each, every and all of the restrictions of this "Declaration of Protective Restrictions" shall continue and remain in full force and effect for a term of fifty years from the date hereof against each and every lot, tract and parcel of land in said plat; Provided, that these restrictions as to any lot or lots, property or properties in said addition contained, may be altered, modified, changed and/or altogether abrogated, as the case may be, upon the approval in writing, recorded in said Auditor's Office of two-thirds of the lot frontage, lying within three hundred (300) feet of the lot or lots, property or properties on the same street in said addition, seeking and proposing such alteration, modification change/or abrogation, as the case may be.

9. Every person, who by deed becomes grantee of any lot, tract, or parcel of land, in said plat, will be deemed to have accepted such deed, and title to the lands therein described, subject to all of the restrictions and conditions herein contained and such shall be binding upon their heirs, executors, administrators and assigns.

These restrictions shall likewise be deemed binding upon each and all the tenants and occupants on said land and premises.

In Witness Whereof we have hereunto set our hands and seals at Seattle, Washington this 17 day of April, 1928.

Samuel E. Hayes Seal
Margaret H. Hayes Seal

State of Washington,) ss.
County of King)

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on the 17 day of April, 1928, personally appeared before me Samuel E. Hayes and Margaret H. Hayes, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

For assignment to Modification
See Vol. 1466 of 15 page 148 File No. 254481

property:
property:
property:
Add.
ot 11, in Block 1
to me known to be
going instrument
corporation, for
ecute said instru-
day and year first
State of
tle. X
State of Wash-
n, Carolyn A.
s. E. Gordon,
h Campbell as
R. Caldwell,
15 - 18th Ave.
eller, Ellen J.
Thomas, Attorney
Mrs. Mary
Belle Brooks,
to me personally
they signed and
therein men-
is 7th day of
State of
lo.

1391-50

Given under my hand and official seal the day and year last above written.

(I. N. Notarial Seal)
(Com Ex June 10, 1931)

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

Filed for record at request of S. E. Hayes, Apr 17, 1928, at 06 min past 11 A. M.

George A. Grant, County Auditor.

2458805

Frank E. Berg, et ux

To

Warranty Deed

J. W. Sayre

STATUTORY WARRANTY DEED

The Grantors Frank E. Berg and Fanny Berg, his wife, for and in consideration of Ten and No. 100 Dollars, in hand paid, convey and warrant to J. W. Sayre, the following described real estate, situated in the County of King, State of Washington:

Lot Twenty-six (26), Block Ten (10), Westholme, an Addition to the City of Seattle, according to plat recorded in volume 22 of Plats, page 61, records of King County, Washington.

Dated this 7th day of April, A.D. 1928.

Frank E. Berg (Seal)

Fanny Berg (Seal)

By Frank E. Berg
Her Attorney in Fact

And, Note:
1 to X at-
tached by
rider

X

STATE OF WASHINGTON) SS
COUNTY OF KING

I, the undersigned, a Notary Public in and for the State of Washington, residing at Seattle, in the above named County and State, duly commissioned, sworn and qualified, do hereby certify that on this 7th day of April, A. D. 1928, before me personally appeared Frank E. Berg, to me known to be the individual described in, and who executed the within instrument as the Attorney in Fact of Fanny Berg and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact of said Fanny Berg for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of April, A. D. 1928.

(M. J. M. Notarial Seal)

(Com. Ex. Apr. 29, 1928)

Merlen J. Moore

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

STATE OF WASHINGTON) SS
COUNTY OF KING

On this 7th day of April A. D. 1928, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Frank E. Berg, husband of Fanny Berg, 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.

(M. J. M. Notarial Seal)

(Com. Ex. Apr. 29, 1928)

Merlen J. Moore

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

Filed for record at request of Merlen J. Moore Apr. 26, 1928 at 59 min past 12 P. M.

George A. Grant, County Auditor

RJ

2469240

Gladys May Snyder

To

Quit-Claim Deed & Assignment of Real Estate
Contract

Conrad Grimstad

STATUTORY QUIT CLAIM DEED

The Grantor, GLADYS MAY SNYDER, a spinster, for and in consideration of TEN (\$10.00) Dollars, convey and quit-claim to CONRAD GRIMSTAD, all interest in the following described real estate:

Property commonly known as 415 North 88th St., Seattle, Washington, more particularly described as follows:

North 95 feet of west 41 feet of tract 22, Windell's Division of Green Lake Addition to the City of Seattle, W. T., according to plat thereof recorded in Volume 4 of plats, page 32, records of said county.

situated in the County of King State of Washington.

In consideration of above, grantor herein assigns, sells, conveys and forever quit-claims all her

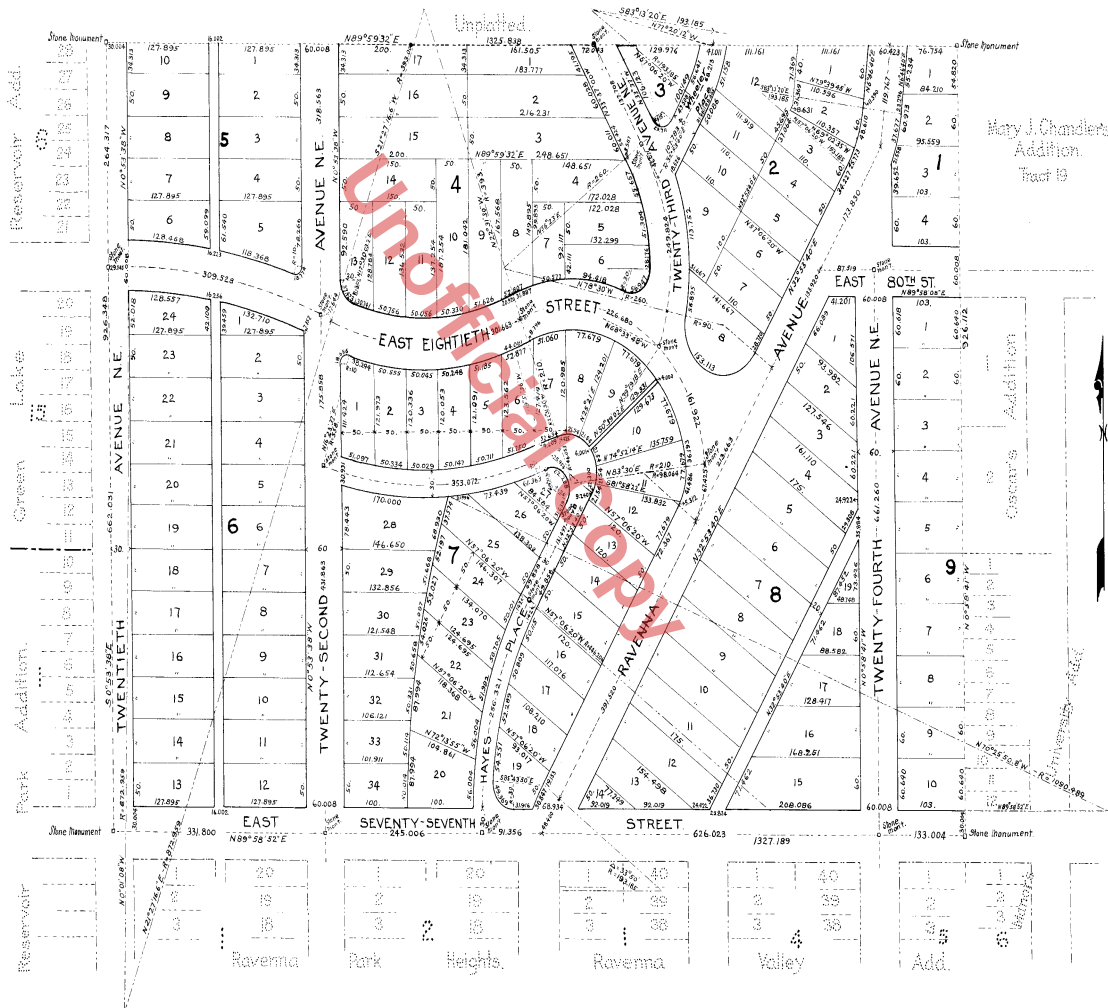
And, Note:
1 to 2
attach
by rider

HAYES PARK

Addition to Seattle

Udo Hesse C.E.
426-Burke Bld.

Scale: 1 inch = 100 feet.



Dedication

KNOW ALL MEN by these presents that we, Samuel E. Hayes and Margaret H. Hayes, husband and wife, are the owners, in fee simple, of the tract of land herein described and that we hereby declare this plat of HAYES PARK Addition to Seattle, and dedicate to the use of the public forever all streets, avenues, alleys and whatever public property is shown upon 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, blocks and tracts, shown upon this plat, in the reasonable original grading of any and all of the public highways shown hereon.

In witness whereof the said Samuel E. Hayes and Margaret H. Hayes have hereunto set their hands and seals, this 11th day of February A.D. 1924.

Samuel E. Hayes
Margaret H. Hayes

I hereby certify that this plat of HAYES PARK Addition to Seattle is based upon an actual survey and subdivision of section 4 Twp. 25 N. of Range 4 East N.M. that the distances, courses, angles and other data are shown thereon correctly, that the monuments have been set and lot and block corners staked on the ground.

Udo Hesse.

Description

This plat of HAYES PARK Addition to Seattle, embraces all of the north 926.50 feet of the south 1587.85 feet of the east 1/2 of the northwest 1/4 of section 4 Twp. 25 north, of range 4 east N.M., except the County road, which is shown upon this plat as Ravenna Avenue.

All bearings, distances and dimensions are shown upon the plat. Lengths of radii of all major curves are given to the center line of streets.

Examined and approved this 27th day of February A.D. 1924.
By Thomas D. Hunt
Deputy
Thomas R. Beerman
County Engineer

Examined and approved by the Board of County Commissioners this 29 day of February A.D. 1924.

Wm. A. Gaines
Chairman Board of County Commissioners

Attest:
DE Ferguson
Clerk of Board
By C. F. Gage
Deputy

Thomas H. Carder
Draftsman.



Acknowledgment

State of Washington } ss.
County of King }

This is to certify that on this 11th day of February A.D. 1924, before me the undersigned notary public in and for the State of Washington residing at Seattle, duly commissioned and sworn, personally appeared Samuel E. Hayes and Margaret H. Hayes, his wife, to me known to be the individuals who executed the attached instrument and acknowledged to me that they had 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 affixed my official seal, the day and year herein first above written.

E. C. Flumerfelt
Notary Public in and for the State of Washington,
Residing at Seattle.

Filed for record at the request of King County Engineer on the 29th day of Feb. A.D. 1924 at 6 minutes past 4 P.M. and recorded in Vol. 27 of Plats, at Page 14, Records of King County, Washington.

By
Deputy

County Auditor

