

State of Washington)
SS

County of Cowlitz)

I, John F. McCarthy, a Notary Public in and for the said state, do hereby certify that on this third day of December, 1928, personally appeared before me May Snipes, formerly May Odell, and H. C. Snipes husband and wife to me known to be the individuals described in and who executed the within 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.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(J. F. McCarthy Notarial Seal)

(Com. Ex. Oct 20, 1930)

John F. McCarthy

Notary Public, residing at Longview, in said county, Washington.

Filed for record at request of Leonard R. Peck Mar 29, 1929 at 38 min past 2 P. M.

LMS

George A. Grant, County Auditor.

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2527267 Henrietta L. Hill

To

Declaration of Restrictions

The Public

Declaration of Protective Restrictions

Know All Men by These Presents That Henrietta L. Hill, the owner of Blocks 1, 2, 3, 4 and 5 Hill's Queen Anne Park Addition to the City of Seattle, King County, Washington, by the execution and recordation of this instrument does hereby establish the protective restrictions and covenants hereinafter set forth, upon and subject to which all lots, tracts and parcels of land in said described premises shall hereafter be held or sold and/or conveyed by her, as such owner, each and all of the present and/or future owners of land therein, and shall inure to and pass with said property and each and every parcel of land in said described premises, and shall apply to and bind the respective successors in interest of each and all of the present and future owners of land in said described premises and are hereby imposed upon said land as a servitude in favor of said property and each and every lot, tract and parcel of land therein, as a dominant tenement or tenements, as follows, to-wit:

1. Said restrictions and covenants shall be effective until January 1, 1944.
2. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with such dwelling house; and said premises shall be used only for private residence purposes.
3. No such dwelling house shall be erected or maintained which shall cost at prevailing market prices, less than Thirty-five Hundred Dollars (\$3500.00)
4. No person or persons of Asiatic, African or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property, or any building thereon; except domestic servant or servants may be actually and in good faith employed by white occupants of such premises.
5. As to the owner or purchaser of each and every lot, tract or parcel of land in said described premises, the restrictions herein contained and the provisions of this instrument, shall constitute and be covenants running with the land, and the breach of any thereof, or the threatened breach of any thereof, may be enjoined, abated or remedied by appropriate proceedings instituted by any party aggrieved thereby in the Superior Court of the State of Washington for King County, Washington.

Dated this 8th day of March, 1929.

Henrietta L. Hill

State of Washington)
SS

County of King)

On this 8th day of March, 1929, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Henrietta L. Hill, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her 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.

(C. D. H. Notarial Seal)

(Com. Ex. Oct 9, 1932)

Cyril D. Hill

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

Filed for record at request of Henrietta L. Hill, c/o C. D. Hill, Mar 29, 1929 at 26 min past 4 P. M.

LMS

George A. Grant, County Auditor

HILL'S QUEEN ANNE PARK.

AN ADDITION TO THE CITY OF SEATTLE

Morford & Mowry Civil Eng'rs.

DESCRIPTION

This Plat of "Hills Queen Anne Park" covers and includes the following described lots and blocks together with the vacated streets and alleys adjoining; the S 140 ft. of Block A and all of Blocks 9-10 and 11 of the Replat of Irondale Addition to the City of Seattle, according to Plat recorded in Volume 16 of Plats at page 75, records of King County, Washington, Except portion taken for Street and also except Lot 11, Block 9, and Lot 14, Block 10 of said Addition.

DEDICATION

Know all men by these presents that I, Henrietta L. Hill, owner in fee simple of the tracts of land platted in this "Hills Queen Anne Park Addition", do hereby declare this Plat and dedicate to the use of the public forever all the parks, streets, avenues and alleys shown hereon 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 shown on this plat in the reasonable original grading of all streets and avenues.

In witness whereof, I have hereunto set my hand and seal this 21st day of January A.D. 1929.

Henrietta L. Hill.

Approved by the Mayor and City Council of the City of Seattle by Ordinance No. 57028, this 26th day of Feb. A.D. 1929.

Frank Edwards, Mayor

Attest H.W. Carroll
by E. M. Street
Deputy Clerk



ACKNOWLEDGMENT

State of Washington } S.S.
County of King }

This is to certify that on this 21st day of January, A.D. 1929, before me, the undersigned, a Notary Public, personally appeared Henrietta L. Hill, a widow, to me known to be the individual described in and who executed the foregoing dedication and acknowledged to me that she signed and sealed said dedication 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 first above written.

Cyril D. Hill,
Notary Public in and for
the State of Washington,
Residing at Seattle.



Examined and approved by me this 11th day of February, A.D. 1929.

W. D. Barkhuff,
City Engineer.

2520528

Filed for record at the request of the City Engineer this 26th day of Feb. A.D. 1929, at 4 minutes past 4 o'clock, and recorded in volume 33 of Plats, pages 112, records of King County, Washington.

George H. Lane,
County Auditor

Deputy

Thomas H. Carder,
Del.