

(W G H Notarial Seal)
(Com Ex Dec 8, 1919)
(Revenue Stamps \$4.00 attached and cancelled)

Wm. G. Hughes
Notary Public, residing at Twisp, Wash.

Filed for record at request of Grantee, Apr 3, 1916, at 55 min past 8 A.M.

K-7723

G. A. Hughes
County Auditor

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1050946

George A. Hughbanks, et ux

To

Real Estate Contract

Charles F. Grafton

It is hereby agreed by and between George A. Hughbanks, and Clorinda A. Hughbanks, his wife, both of King County, Washington, the vendors, and Charles F. Grafton, the purchaser, that the said vendors will sell to said purchaser, his heirs or assigns, and that the said purchaser will purchase the following described lot, tract, or parcel of land situated in King County, State of Washington, to-wit:

Lot (13) Thirteen, Block (1) One, Hughbank's 2nd Addition to the City of Seattle, with the appurtenances thereunto belonging, on the following terms:

1. The purchase price of said land is Twelve Hundred and Fifty (\$1250.00) Dollars, of which the sum of One Hundred (\$100.00) Dollars has this day been paid, the receipt whereof is hereby acknowledged, by said vendors and the further sum of Fifteen (\$15.00) Dollars, to be paid at Seattle, Washington, every month hereafter until the remainder has been fully paid with interest on all deferred payments from date hereof at the rate of 7% per cent per annum, to be paid monthly.

2. Said purchaser agrees to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable; also to keep all buildings thereon insured for a sum equal to the deferred payments above specified, in some insurance company satisfactory to said vendors, with loss, if any, payable to said vendors or their assigns as their interest may appear.

3. It is further agreed that no extension of time of payment or waiver of default in the payment of any installment of principal or interest due under this contract shall affect the right of said vendors to require prompt payment of any subsequent installment of principal or interest or to declare a forfeiture for non-payment thereof.

4. Said purchaser agrees to execute, acknowledge and deliver at any time on demand of vendors a mortgage for balance unpaid on this contract, payable in installments as herein before specified, and to assign insurance as security for payment thereof in a sum equal to the face of such mortgage. Also agrees not to assign this contract or sell the property described herein to any colored person or mongolian.

5. Said land shall be conveyed by a good and sufficient warranty deed to said purchaser, when said purchase price shall be fully paid, or upon demand of vendors for a mortgage covering the unpaid portion of purchase price.

6. Time is of the essence of this contract, and in case of failure of the said purchaser to make either of the payments or perform any of the covenants on his part, this contract shall be forfeited and determined at the election of the said vendors; and the said purchaser shall forfeit all payments made by purchaser on this contract and all rights acquired hereunder and such payments shall be retained by the said vendors as li-

Aud. Note:
"Do not
record
payments"

quidated damages, and they shall have the right to re-enter and take possession of said land and premises and every part thereof and notice to that effect, mailed to the last address of the purchaser by registered letter shall be deemed sufficient notice of forfeiture of this contract. .

Executed in duplicate this 19th day of August, 1913.

George A. Hughbanks : (Seal)
Clorinda A. Hughbanks (Seal)
Charles F. Grafton (Seal)

Filed for record at request of Grantee, Apr 3, 1916, at 49 min past 9 A.M.

K Wm

County Auditor

1050969

Martha Berry Leaming, et vir

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To

W a r r a n t y D e e d

The State Bank of Seattle

The Grantor, Martha Berry Leaming, and J.K. Leaming, her husband, for and in consideration of Ten Dollars, in hand paid, convey and warrant to The State Bank of Seattle, a corporation having its principal place of business at Seattle, Washington, the following described real estate:

The Northwest quarter of the northwest quarter of the southeast quarter of section 1, township 26, north of range three East W.M. Situated in the County of King, State of Washington.

Dated this 1st day of April, 1916.

Witnesses:

Martha Berry Leaming
J. K. Leaming

State of Washington)ss
County of King

I, the undersigned, a Notary Public, do hereby certify that on this 1st day of April, 1916, personally appeared before me Martha Berry Leaming and J.K. Leaming, her husband, 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.

Given under my hand and official seal this 1st day of April, A.D. 1916.

(H C Notarial Seal)
(Com Ex Nov 12, 1918)

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

NS

Filed for record at request of Grantee, Apr 3, 1916, at 31 min past 10 A.M.

K Wm

County Auditor

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1050970

Ethel B. Swiekatowski, et vir

To

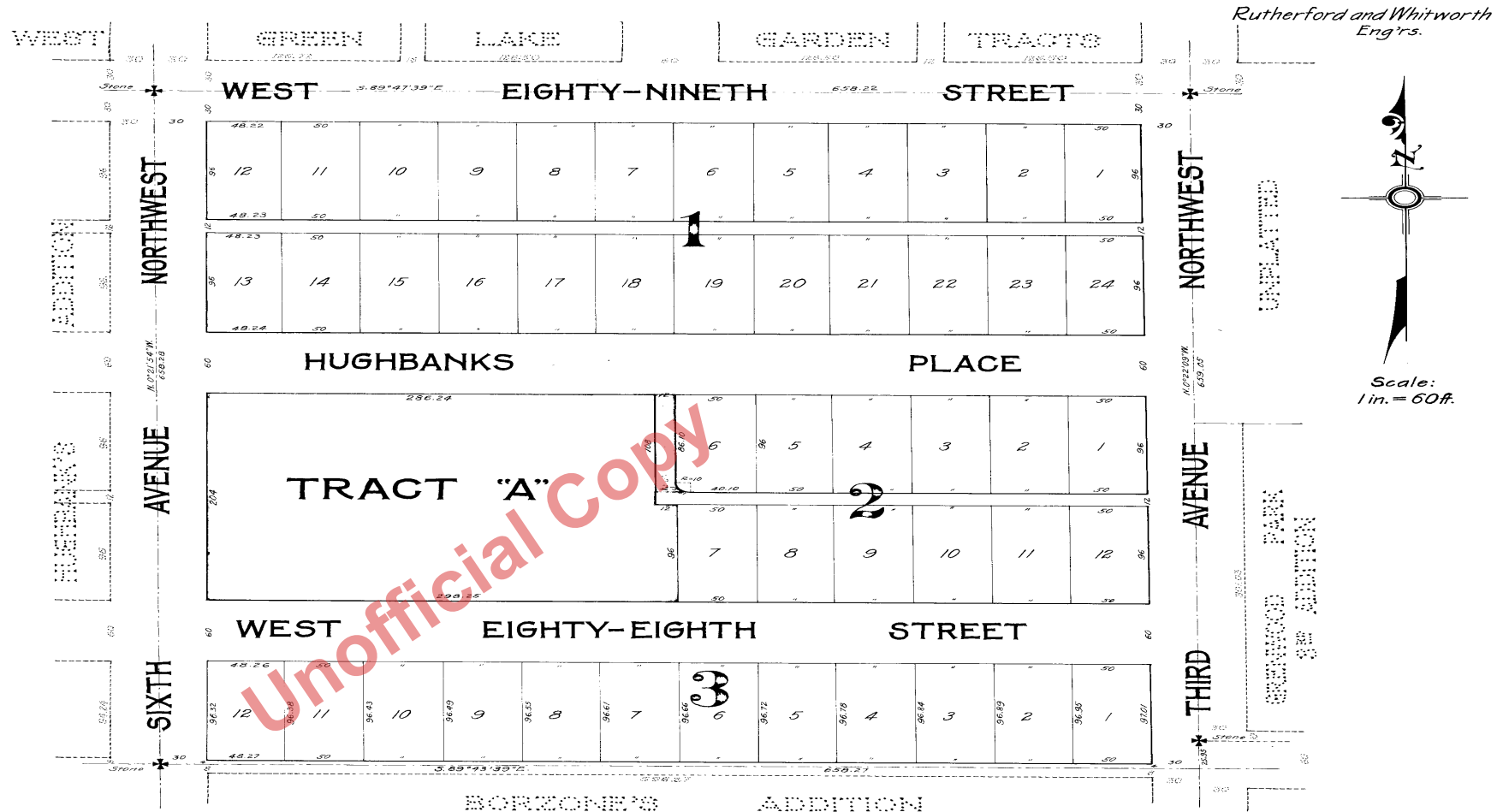
W a r r a n t y D e e d

S.A. Esry

The Grantor, Ethel B. Swiekatowski, formally Ethel B. Slösson, and S.J. Swiekatowski, her husband, for and in consideration of Ten (\$10) dollars and other consideration, Dollars, in hand paid, conveys and warrants to S.A. Esry, the following described real estate:

HUGHBANKS' 2ND ADDITION TO THE CITY OF SEATTLE

53



DESCRIPTION

This plat of "Hughbanks 2nd Addition to the City of Seattle," covers and includes the following described tract of land, to wit: the northeast one-quarter of the southwest one-quarter of the southeast one-quarter (N.E. 1/4 of S.W. 1/4 of S.E. 1/4) of Section thirty-six (36) Township Twenty-six (26) North, Range Three (3) East of the Willamette Meridian.

All dimensions are as shown on the face of the plat. All bearings are referred to the City Standard Meridian of the City of Seattle.

The Initial Point of this plat is the northeast corner of Lot one (1), Block one (1) which point is 30⁰⁰/₁₀₀ feet southerly from and 30⁰⁰/₁₀₀ feet westerly from the northwest corner of the southwest one-quarter of the southwest one-quarter of said Section thirty-six (36).

We hereby certify that the plat of "Hughbanks 2nd Addition to the City of Seattle," is based upon an actual survey and subdivision of Section 36 Township 26 North Range 3 East, W.M. that the distances and courses as shown thereon are correct. That monuments have been set and lot and block corners staked on the ground.

Rutherford & Whitworth
per H.W. Rutherford

DEDICATION

Know all men by these presents, that we, Geo. A. Hughbanks and Clorinda A. Hughbanks his wife, owners in fee simple of the tract of land platted in this "Hughbanks 2nd Addition to the City of Seattle," hereby declare said plat and dedicate to the use of the public forever all the streets, avenues and alleys shown hereon. In witness whereof we have hereunto set our hands and seals this 1st day of February, A. D. 1912.

In presence of
Paul Shaffrath
F.H. Whitworth

Geo. A. Hughbanks
Clorinda A. Hughbanks

Examined and approved this 19 day of Feb. A. D. 1912.
by G. P. Dexter Deputy J. R. Morrison
County Engineer

Examined and approved by the Board of County Commissioners this 26th day of Feb. A. D. 1912.

Attest, Otto A. Case
Clerk of Board

David M. Kenzie
Chairman Board of County Commissioners.
by N. M. Wardall
Deputy

ACKNOWLEDGMENT

State of Washington } s.s.
County of King }

This is to certify that on this 1st day of February, A. D. 1912, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Geo. A. Hughbanks and Clorinda A. Hughbanks his wife, to me known to be the individuals described in and who executed 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.

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

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



793868

Filed for record at the request of G. A. Hughbanks Feb. 26, 1912 at 4 P.M. past 3 P.M. and recorded in Vol. 20 of plats, page 53 records of King County, Wash.

by Otto A. Case
Deputy County Auditor