

1144186 George A. Hughbanks, et al

To

Real Estate Contract

Albert Moorhouse

It is hereby agreed by and between George A. Hughbanks and Clorinda A. Hughbanks, his wife both of King County, Washington, the vendors and Albert Moorhouse, the purchaser, that the said vendors will sell to said purchaser 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 (4) four Block (1) one Hughbank's Addition to the City of Seattle, with the appurtenances thereunto belonging on the following terms;

1: The purchase price of said land is one thousand (\$1000.00) dollars, of which the sum of fifty (\$50.00) dollars has this day been paid, the receipt whereof is hereby acknowledged by said vendors and the further sum of five (or more) (\$5.00) 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. It is agreed that H.C. Gordon hold contract till there is paid one hundred dollars in purchase price.

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 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 liquidated 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 20th day of May 1917.

George A. Hughbanks (Seal)

Clorinda A. Hughbanks (Seal)

Albert Moorhouse (Seal)

Filed for record at request of Grantee June 25 1917 at 58 min past 10 A M

J *[Signature]*

*[Signature]*  
County Auditor

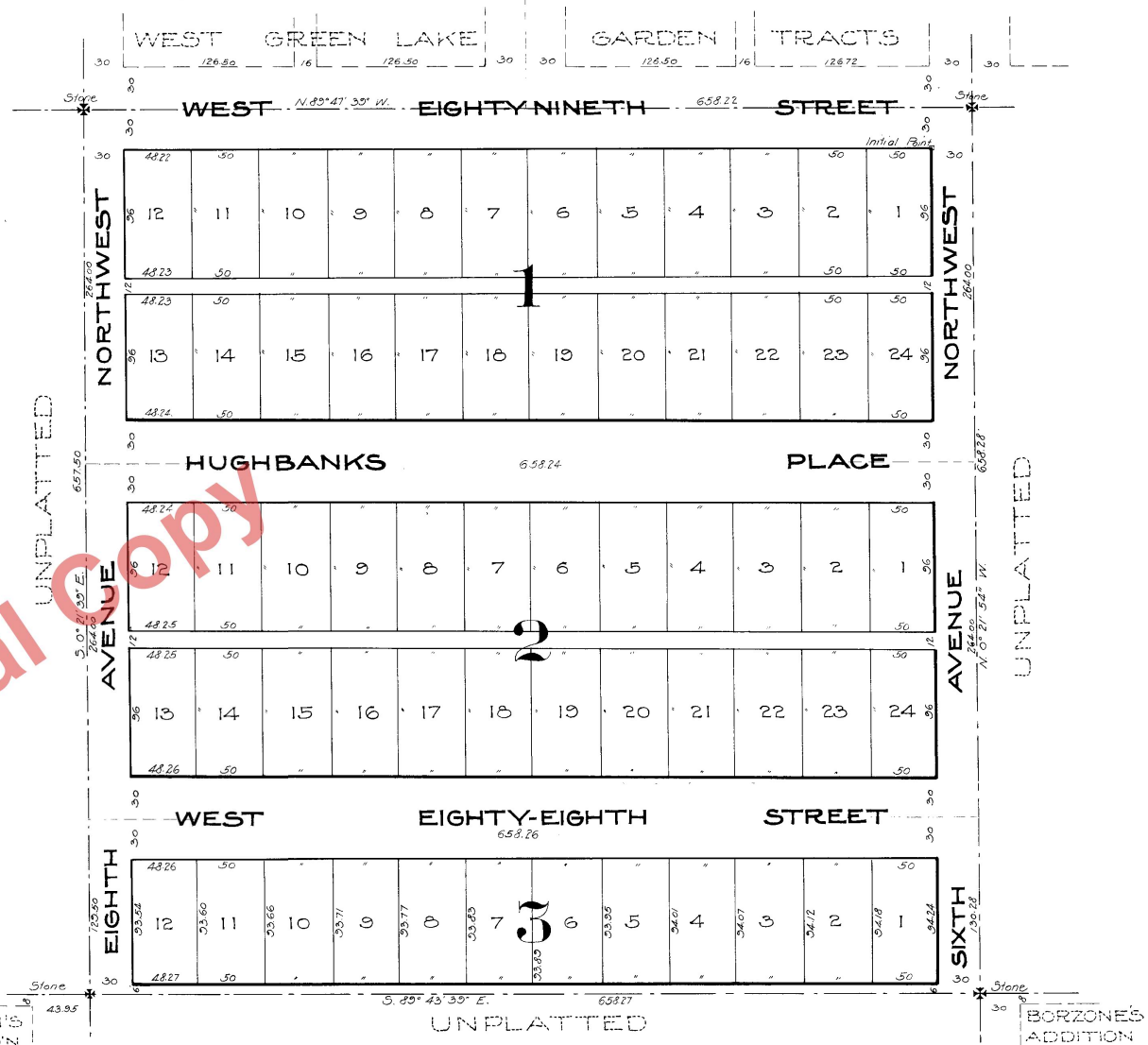
"Aud's  
Note"  
Do not  
record  
payments

# HUGHBANKS ADDITION

TO THE CITY OF SEATTLE

SCALE: 1" = 60 FT.

COTTERILL & WHITWORTH, ENGR'S



## DESCRIPTION

This plat of "Hughbanks Addition to the City of Seattle," comprises all of the Northwest quarter of the Southwest quarter of the Southeast quarter, (NW¼ of the SW¼ of the SE¼) of Section Thirty-six (36), Township Twenty-six (26) North of Range Three (3) East of the Willamette Meridian, King County, Washington.

All dimensions of lots, blocks, streets, avenues and alleys are as shown on the face of the plat.

All bearings are referred to the City Standard Meridian.

The Initial Point of this plat is the Northeast corner of Lot One (1), Block One (1) which is 30% feet westerly and 30% feet southerly from the Northeast corner of the above described tract.

Examined and approved by the Board of County Commissioners, this 27th day of October A.D. 1909.

Dan R. Abraham  
Chairman, Board of County Commissioners

Attest: Otto A. Case, Clerk of Board  
by N.M. Wardall, Deputy.



## DEDICATION

Know all men by these presents, that we, Geo. A. Hughbanks, his wife, owners in fee simple of the tract of land, platted in this "Hughbanks 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 30th day of Aug. A.D. 1909.

Geo. A. Hughbanks  
Glorinda A. Hughbanks

We hereby certify that the plat of "Hughbanks 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 the Monuments have been set and lot and block corner stakes set on the ground.

Cotterill & Whitworth  
F. H. Whitworth Jr.

645182

Filed for record at the request of G. Hughbanks, Oct. 27, 1909, at 11 min. past 10 A.M. and recorded in Vol. 18 of Plats, page 53, Records of King County Wash.

By *[Signature]* Deputy.

Otto A. Case  
County Auditor  
Julius Koch, Draftsman.

## ACKNOWLEDGMENT

State of Washington  
County of King

This is to certify that on this 30th day of Aug. A.D. 1909, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Geo. A. Hughbanks and Glorinda 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.

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



Examined and Approved this 25th day of Oct. A.D. 1909.  
J. L. Morrison County Engineer