3530990

WARRANTY DEED

WHEREAS, W. E. BOEING, one of the Grantors herein, is the owner of the following described real property situated in the County of King, State of Washington, to-wit:

That portion of Sections 1, 2, 11 and 12, Township 26 North, Range 3 East, of the Willamette Meridian more particularly described as follows:

Beginning at the intersection of the Easterly line of the Great Northern Railroad Right of Way with the South line of said Section 2 and running thence S. 88° 51' 45" E. along said South line of Section 2, 599.69 feet to . the East line of the West Half of the West Half of the Southeast Quarter of the Southeast Quarter of said Section 2; thence N. 0° 41' 46" E. along said East line 1330.79 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Section-2; thence along said North line of the Southeast Quarter of the Southeast Quarter of Section 2, 1001.00 feet to the Northeast corner of said Southeast Quarter of the Southeast Quarter of Section 2; thence along the North - line of the Southwest Quarter of the Southwest Quarter of said Section 1, S. 88° 281 55" E., 664.42 feet to the Northwest corner of the Plat of Innis Arden, as per plat recorded in Volume 37 of Plats, page 25, records of King County, Washington; thence along the Westerly and Southerly boundaries of said Plat of Innis Arden, South, 1232.27 feet; thence East, 360.00 feet; thence S. 63° 26' 06" E., 234.79 feet; thence S. 39° 25' 02" E., 944.94 feet; thence S. 13° 46' 24" E., 612.47 feet to the Northerly line of W. 180th St.; thence along said Northerly line of W. 180th St. N. 88° 33' 55" W., 91.62 feet to the West line of 10th Ave. N.W.; thence along said West line of 10th Ave. N.W., S. 0° 58' 58" W., 30 feet to the South line of the Northeast Quarter of the Northwest Quarter of said Section 12; thence along said South line N. 88° 33' 55" W., 631.65 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter of Section 12; thence S. 1° 02' 10" W., along the East line of the Southwest Quarter of the Northwest Quarter of said Section 12, 828.00 feet; thence S. 77° 22' 03" W., 236.72 feet; thence N. 62° 43' 26" W., 579.71 feet; thence N. 67° 42' 41" W., 461.38 feet; thence N. 85° 00' 00" W., 626.38 feet to the Easterly line of said Great Northern Railroad Right of Way; thence Northwesterly along said Easterly line of said Right of Way, 2010 feet more or less to the point of beginning.

Together with that portion of the East 22 feet of Lot 7 and the West 22 feet of Lot 8 in Block 3 of said Plat of Innis Arden, lying South of the South line of Springdale Court in

said plat; and together with a right of way 60 feet in width across Reserve "E" in said plat of Innis Arden lying 30 feet on each side of the following described line; Beginning at a point on the center line of said Springdale Court produced southerly, which is 100 feet running thence along the arc of a curve to the right with a radius of 236.48 feet, a distance of 70 feet, more or portion of said Reserve "E" lying between said Lots 7 and 8 in Block 3 of Innis Arden,

and,

WHEREAS, BERTHA BOEING, the other Grantor herein, is the wife of said W. E. Boeing, and

WHEREAS, the Grantors have filed for record in the office of the Auditor of King County, Washington, on December 20, 1945, a plat of the above-described land, which plat is known as "Innis Arden No. 2" and is recorded in Volume 41 of Plats, at pages 20, 21 and 22, records of King County, Washington, and

WHEREAS, the Grantors intend to sell and are selling said real property in various parcels and to various grantees in mutual consideration of and subject to certain restrictive mutual easements as hereinbelow set forth, which restrictive mutual easements are intended to and do create mutual easements in Said Innis Arden No. 2 and in every tract, parcel, lot, area and part thereof, and

WHEREAS, said mutual easements form and embody a general and uniform building, development, improvement and maintenance plan or scheme, which general plan or scheme inures to the benefit of and shall uniformly bind each tract, parcel, lot area, or part of said Innis Arden No. 2, and which general plan or scheme shall inure to the mutual benefit of all future owners of said property, and

WHEREAS, for the purposes of clarity and convenience in reference in this conveyance and in all future conveyances by anyone of any property in Innis Arden No. 2, said restrictive mutual easements are completely set forth in this Deed under the caption "Restrictive Mutual Easements of Innis Arden No. 2", and

WHEREAS, the property conveyed by this Deed is part of the property above described and of said Innis Arden No. 2, and it is mutually desired by the parties herein named that the property herein conveyed shall be subject to and bound by said Restrictive Mutual Easements of Innis Arden No. 2,

NOW, THEREFORE, W. E. Boeing and Bertha Boeing, his wife, first parties, for and in consideration of the mutual benefits of said general plan or scheme as embodied in said Restrictive Mutual Easements of Innis Arden No. 2, and for and in consideration of the sum of \$10.00 in hand paid, convey and warrant to L. A. Pelton, Grantee, second party, the following described real property situated in King County, Washington, to-wit:

Tract Six (6), in Block Fourteen (14), of Innis
Arden No. 2 according to Plat thereof recorded in
Volume 41 of Plats, at pages 20, 21 and 22, records
of King County, Washington,

subject to said Restrictive Mutual Easements of Innis Arden No. 2, and said Grantee, by accepting this Deed assumes and agrees to be bound by said Restrictive Mutual Easements of Innis Arden No. 2 and accepts the benefits of said plan and said Restrictive Mutual Easements of Innis Arden No. 2 as part of the consideration for the conveyance herein. Said Restrictive Mutual Easements of Innis Arden No. 2 are as follows:

RESTRICTIVE MUTUAL EASEMENTS OF INNIS ARDEN NO. 2

1. General Provisions. The Grantor hereby certifies and declares that he has established and does hereby establish a general plan for the development, improvement, maintenance, and protection of the real property embraced in Innis Arden No. 2, according to the plat thereof recorded in Volume 41 of Plats, at pages 20, 21 and 22, records of King County, Washington, and has established and does hereby establish the restrictive mutual easements hereinafter set forth, subject to which all tracts, parcels, lots and areas in Innis Arden No. 2 shall be held and/or sold by the Grantor, which are for the benefit of the real property embraced in said Plat of Innis Arden No. 2 and of all persons who may become the owners thereof. These Restrictive Mutual Easements of Innis Arden No. 2 shall attach to and shall pass with said real property and each and every part and parcel thereof and shall bind all persons who may at any time and from time to time own said property and their respective successors in interest.

These restrictive mutual easements shall be deemed to be fully and sufficiently described or incorporated in any instrument or conveyance by designating and referring to the same as the "Restrictive Mutual Easements of Innis Arden No. 2".

The Term "Grantor," wherever used in these Restrictive Mutual Easements of Innis Arden No. 2, shall refer to W. E. Boeing or his Attorney-in-Fact; or in the event of the death of said W. E. Boeing, to his personal representative or representatives; or upon the termination of the probate of the estate of the said W. E. Boeing, to the trustee or trustees of the estate of the said W. E. Boeing; or upon the termination of such trust to the person, if any, receiving the greater number of lots in said Innis Arden No. 2

by devise or inheritance from said W. E. Boeing; or to any person or persons or corporation owning land in said Innis Arden No. 2 to whom the rights of the Grantor as set forth in these mutual easements shall be specifically transferred.

All tracts in Innis Arden No. 2 shall be designated "residence tracts."

If the parties hereto, or any of them, or their heirs, executors, administrators or assigns, shall violate or attempt to violate any of the provisions of these Restrictive Mutual Easements of Innis Arden No. 2, it shall be lawful for any other person or persons owning any real property situated in Innis Arden No. 2 to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said Mutual Easements, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any provision, sentence or paragraph contained in these Restrictive Mutual Easements of Innis Arden No. 2 by judgment or court order shall in no wise affect or invalidate any of the other provisions, sentences or paragraphs of said Mutual Easements, but the same shall be and remain in full force and effect.

2. Building Restrictions. A building site shall consist of at least (A) one or more residence tracts as shown on said plat, or (B) a parcel composed of such residence tracts or portions thereof, the depth and frontage of which parcel shall equal or exceed the depth and frontage of full tracts in the immediate vicinity in the same block; except that Tract 1 in Block 5 may be divided into two or three building sites, each of which shall have an area equal to or in excess of the area of other full tracts in Block 5.

No building or structure shall be erected, constructed, maintained or permitted upon such residence tract property except upon a building site as hereinabove defined. No building or structure shall be erected, constructed, maintained or permitted on a building site except a single detached dwelling house to be occupied by no more than one family and costing not less than \$5,000, and containing not less than 1,000 square feet of floor area in the case of a one-story house and not less than 800 square feet of first floor area in the case of a one and one-half or two-story house, exclusive of garage, open entries, porches and patio.

As appurtenant to any dwelling house in Innis Arden No. 2, a private garage, garden house, servants quarters, pergola, conservatory or structure for the housing of small animals or fowl, architecturally in harmony therewith and of permanent construction, may be erected within the building limits hereinafter set forth.

3. <u>Building Limits</u>. No dwelling house or garage or any part thereof, or any other structure (exclusive of fences and similar structures) shall be placed nearer to the front or street line of the building site on which it is located than the "Building Line" of said site as shown on said plat measured at the closest point of said structure to the said front or street line, or nearer to the side line of said site than 10 feet measured at the closest point of such structure to said side line, or nearer to the rear line of said site than 25 feet measured at the closest point of said structure to said rear line; provided, that this restriction shall not apply to any garage that must be built in a terrace fronting on a street, but such garage must be more than two feet back of the line of such site margining the street.

All garages built in a terrace shall not be over ten feet in height and shall have a flat roof, and not over one-half the area of the side walls thereof shall extend above the finished graded ground.

Where it is architecturally possible, it is recommended that all garages be incorporated in and made a part of the dwelling house. Where a garage is not a part of the dwelling house, and it is not necessary to construct same in a terrace, it shall not be located closer than 75 feet to the front line of the building site measured at the closest point to said line.

Chimneys, steps, eaves, gutters, bay, bow or oriel windows, uncovered porches or paved terraces or other slight or minor projections may be constructed or placed on a dwelling house beyond the building limit as hereinabove set forth, providing such projections are not detrimental to other tracts or buildings and are first approved in writing by the Grantor.

4. Approval of Plans by Grantor. All buildings to be erected in Innis Arden No. 2 must be approved by the Grantor. Complete plans and specifications of all proposed buildings, structures and exterior alterations, together with detailed plans showing proposed location of the same on the particular building site, shall be submitted to the Grantor before construction or alteration is started, and such construction or alteration shall not be started until written approval thereof is given by the Grantor. Said plans shall be prepared by an architect or competent house-designer. A complete copy of said plans and specifications shall in each case be delivered to and permanently left with the Grantor. As to all improvements, construction and alterations in Innis Arden No. 2, the Grantor shall have the right to refuse to approve any design, plan or color for such improvements, construction or alterations which is not suitable or desirable, in Grantor's opinion, for any reason, aesthetic or otherwise, and in so passing upon such design, Grantor shall have the right to take into consideration the suitability of the proposed building or other structure, and the material of which it is to be built, and the exterior color scheme,

to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings, and the effect of the building or other structure or alterations therein as planned on the outlook of the adjacent or neighboring property, and the effect or impairment that said structures will have on the view of surrounding building sites, and any and all other factors which, in the Grantor's opinion, shall affect the desirability or suitability of such proposed structure, improvements or alterations.

If the Grantor fails to approve or disapprove said plans and specifications within thirty days after the same have been submitted to him, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and the provisions of this paragraph will be deemed to have been fully complied with.

The Grantor shall have the right to appoint a committee of residents of Innis Arden No. 2 or a community club or other organization comprised principally of residents of Innis Arden or Innis Arden No. 2, for such time and upon such conditions as he may designate, to exercise the powers reserved in this paragraph to the Grantor, and in such case Grantor shall incur no liability for any act or omission of such committee, club or other organization.

5. Moving of Buildings, Construction of Outbuildings.

No building or structure shall be moved onto any land embraced in said plat from any land outside of said plat except a new prefabricated structure of a type and design approved by the Grantor.

No trailer shall be maintained on a building site as a residence.

No building of any kind shall be erected or maintained on a building site prior to the erection of the dwelling house thereon, except that a garage or other small building of permanent construction

may be erected for the storing of tools and other articles prior to the erection of a permanent dwelling house, but shall not be used as a domicile.

- 6. Prosecution of Construction Work. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until such buildings and structures are fully completed and painted. All structures shall be completed as to external appearance, including finished painting, within eight months from date of commencement of construction, unless prevented by cause beyond the Owner's control.
- 7. Excavation, Digging of Wells. No well of any kind shall be dug or operated on any of said property, nor shall any machinery, appliance or structure or unsightly material be placed upon, stored or maintained thereon; nor shall any excavation for stone, sand, gravel or earth be made on said premises unless such excavation is necessary in connection with the erection of an improved structure thereon.
- 8. Bathroom, Sink and Toilet Conveniences. All bathroom, sink and toilet conveniences shall be inside of house or building and shall be connected by underground pipes with a private septic tank of a depth and type of construction approved by King County and State of Washington Health Authorities. The drains from said septic tank shall be kept within the building limits of each tract as hereinabove described. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain, unless it has first passed through an absorption field approved by the health authorities. PROVIDED, HOWEVER, that when a sewer line is constructed to within 100 feet of any portion of the building site upon which said house or building is located, said bathroom, sink and toilet conveniences shall, within ninety days after the completion of said sewer line, be connected with said

sewer pipe, if it is possible to connect therewith; it being understood that the Grantor is under no obligation to construct such sewer.

- 9. Refuse Disposal, Storage of Material. No trash, garbage, ashes or other refuse may be thrown, dumped or otherwise disposed of on any tract, vacant or otherwise, in said addition. No building material of any kind shall be placed or stored upon any property in said addition until the owner is ready to commence construction, and then such material shall be placed within the property line of the building site upon which structures are to be erected, and shall not be placed in the streets or between the curb and property line.
- 10. Fences, Hedges. No fence, hedge or boundary wall situated anywhere upon any tract shall have a height above the finished graded surface of the ground upon which such fence, hedge or wall is situated greater than six feet or such other lesser height as the Grantor may specify, nor shall any fence, hedge or wall situated upon any building site between said "Building Line" and the line of the street fronting on said building site have a height greater than four feet above the finished graded surface of the ground upon which such fence, hedge or wall is situated, unless the written permission of the Grantor is first obtained.
- 11. Noxious Use of Property: Spite Fences. No noxious or undesirable thing, trade or business or noxious or undesirable use of the property in said addition whatsoever shall be permitted or maintained upon said property, or in said addition. If the Grantor shall determine that any thing, trade, business or use is undesirable or noxious, such determination shall be conclusive on all parties. The construction or maintenance of a spite or nuisance wall, hedge, fence or tree shall be prohibited on said

property. If the Grantor shall determine that any wall, fence, hedge or tree falls within the latter category, such determination shall be conclusive on all parties.

- 12. <u>Billboards</u>, <u>Signs</u>. No signs of any kind or for any use, except public notices erected by a political subdivision of the state or as required by law, shall be erected, posted, painted or displayed upon "Residence Tracts" or "Reserves." A "Reserve" is property reserved by the Grantor as in the next succeeding paragraph provided. Signs on fences, billboards and like structures shall not be permitted. It is provided, however, that the Grantor may erect and display signs during the period he is selling property in said addition.
- 13. Reserves. Reserve Tracts F, G, H, I, J, K and L are not dedicated to the public, but shall be used for parks, bridle trails, playgrounds or other community purposes (other than business). The Grantor may transfer all or any part of said Tracts to a corporation or association formed by residents or owners of property in Innis Arden No. 2, or to a corporation or association formed by residents or owners of Innis Arden, for community purposes, in the activities of which corporation or association residents of Innis Arden No. 2 shall have the right to participate, subject to reasonable restrictions and requirements imposed by such corporation or association.
- at any time be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

- 15. Animals. No hogs, cattle, horses, sheep, goats, or similar livestock shall be permitted or maintained on said property at any time. Chicken hens, pigeons, rabbits and other similar small livestock, not exceeding a total of twenty-five in number, shall be permitted but must be kept on the premises of the owner. Not more than one dog and cat may be kept for each building site. No pen, yard, run, hutch, coop or other structure or area for the housing and keeping of the above described poultry or animals shall be built or maintained closer than 100 feet from the front line of any residence tract.
- 16. Term of Restrictions. These Restrictive Mutual Easements of Innis Arden No. 2 shall run with the land and shall be binding upon all parties hereto and all persons claiming under them, until January 1, 1971, at which time said Restrictive Mutual Easements of Innis Arden No. 2 shall be automatically extended for successive periods of ten years unless the owner or owners of the legal title to not less than one hundred fifty (150) residence tracts, by an instrument or instruments in writing, duly signed and acknowledged by them, terminate or amend said Mutual Easements in so far as they pertain to residence tracts, and such termination or amendment shall become effective upon the filing of such instrument or instruments for record in the office of the Auditor of King County, Washington. Such instrument or instruments shall contain proper references to the records of said office by volume and page of both the recording of the Plat of Innis Arden No. 2 and the recording of this Deed in which these Restrictive Mutual Easements of Innis Arden No. 2 are set forth, and to the recording of allamendments hereof.

WEYERHAEUSER TIMBER COMPANY

TACOMA, WASHINGTON

This Deed, Made this ______day of ____ December_____ 19_45___

by the WEYERHAEUSER TIMBER COMPANY, a corporation duly incorporated under the laws of the State of Washington, party of the first part, and _______

party of the second part, WITNESSETH:

That the first party, in consideration of the sum of unto it paid, the receipt of which is hereby acknowledged, does Grant, Bargain and Convey unto the said party— of the second part,—his——heirs and assigns, the following described tract of land situate in the County of —King———in the State of Washington, that is to say:

Quarter (W2 of E2 of NW4 of SE4) and that part of the West Half of East Half of Southwest Quarter of Southeast Quarter (W2 of E2 of SW4 of SE4) lying North of the center line of Sunset Highway, as North, Range Five (5) East of W. M., containing 12.00 acres, more

DICTION ENTRANT





together with the hereditaments and appurtenances thereunto belonging or in any wise appertaining, subject to or any part thereof; and

The party of the first part hereby expressly saves, excepts and reserves out of the grant hereby made unto itself, its successors and assigns, forever, all ores and minerals of any nature whatsoever in or upon said land, same for such ores and minerals and for the purpose of drilling, opening, developing and working mines and of so much of the surface of said land as may be reasonably necessary for said purposes; provided that the reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements rights by the party of the first part shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

To habe and to hold the said lands and appurtenances unto the said party—of the second part,—heirs and assigns, forever, free and clear of all liens, charges and encumbrances, except taxes and assessments, if any, levied, or assessed, for the year—1942—and subsequent years.

The said party of the first part, for itself and its successors, covenants and agrees to and with the said the said premises forever except as against any rights, liens, or encumbrances created or permitted by any person aforesaid, which if any, the said party—of the second part hereby assumes to pay.

In Whitness Whereof, the party of the first party has caused these presents to be sealed with its corporate seal and signed by its_____Executive_Vice_President the day and year first above written.

CIPCON OK LAW (1) CHOOS WAS A STATE OF OUR SALES OF OUR S

WEYERHAEUSER TIMBER COMPANY

By A.R. Quenfaeur

Executive Vice President.

Attest: Cara a. Matchewa.

Assistant Secretary.

IN WITNESS WHEREOF, the said W. E. Boeing and Bertha Boeing, his wife, have hereunto set their hands and seals this 2 NO day of JANUARY

CONVERTIONS

POGUMENTARY

POGUM

(W. E. Boeing)

Sertha Boeing)

STATE OF WASHINGTON COUNTY OF KING

FIFTY CENTS

On this day personally appeared before me W. E. BOEING and BERTHA BOEING, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed 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 200 day of

174<u>76</u>

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

EL

ROBERT A. MORRIS/County Auditor

-13-

INNIS ARDEN No. 2

MORFORD & MOWRY

IN SECTIONS 1-2-11 & 12 TWP 26N-, R.3E., W.M. SCALE, 1" : 150"

DESCRIPTION

THIS PLAT OF INNIS ARDEN No 2 COVERS AND INCLUDES THAT PORTION OF SECTIONS 1, 2, II AND 12 TOWNSHIP 26N, R. 3E.W. M., MORE PARTICULARLY DESCRIBED AS FOLLOWS

THIS PLAT OF INNIS ARDEN No. 2 COVERS AND INCLUDES THAT PORTION OF PSECTIONS 1, 2, II AND 12 TOWNSHIP 26N, R 3E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY WITH THE SOUTH UNE OF SAID SECTION 2 AND RUNNING THENCE SAB*91-40"E ALONG SAID SOUTH LINE OF SECTION 2, 599.69 FEET TO THE EAST LINE OF THE WIZ OF THE WIZ OF THE S.E. 1/4 OF SAID S.E. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID S.E. 1/4 OF THE S.E. 1/4 OF T

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE. THE UNDERSTIGNED, W. E. BOETING AND BERTH A BOETING, HIS WIFE; OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALLSTREETS, AND AVENUES AND THE ALLEY SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO ALL PARKS, EASEMENTS OR WHATEVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THIS PLAT FOR THE PURPOSES THEREON INDICATED; ALSO THE RIGHT TO INSTALL, MAINTAIN AND USE SEWERS WITHIN THE AREAS MARKED AS SUBJECT TO DRAINAGE EASEMENTS; ALSO THE SUBJECT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND ALLEY SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 4TH DAY OP DECEMBER A.D. 1945.

W.E. BOEING AND BERTHA BOEING, HIS WIFE

THEIR ATTORNEY IN FACT

ACKNOWLEDGEMENT

STATE OF WASHINGTON S.S.

COUNTY OF KING \$ 9.5.

THIS IS TO CERTIFY THAT ON THIS 4TH DAY OF DECEMBER A.D. 1945 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED D.R. DREW, TO ME NHOWN TOBE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT OF W. E. BOBING AND BERTHA BOBING, HIS WIFE THEREIN DESCRIBED AND ACK NOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAID INSTRUMENT AS SUCH ATTORNEY IN FACT FOR SAID PRINCIPAL, FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTION BOOK AND AND AND AND ANT STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOTBEEN REVOKED AND THAT THE SOLING FIRST STRUMENT HAS NOTBEEN REVOKED AND THAT THE SAID W. E. BOEING AND BERTHA BOEING, HIS WIFE, ARE NOW LIVING.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.



3226288

FILED FOR RECORD AT THE REQUEST OF THE KING FILED FOR RECORD AT THE REQUEST OF THE AIMS COUNTY PLANNING COMMISSION THIS 20 DAY OF DEC. A.D. 1945 AT 33 MINUTES PAST 9 A. M.-AND RECORDED IN VOLUME 4! OF PLATS, PAGES 20-21-22, RECORDS OF KING COUNT, WASHINGTON-

DEPUTY COUNTY AUDITOR

ROBERT A. MORRIS

RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT, EXCEPTING THOSE LOTS WHICH ARE HEREIN-AFTER RESTRICTED TO BUSINESS USE, SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNER-SED DIVIDED A MAIS SOLD OF NESSOLD OR OWNER-SHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BELESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY 6000 SQUARE FEET FOR RESIDENCE USE, ACCORDING TO KING COUNTY RESOL-JTION NO. 6494, AS NOWIN EFFECT OR AS AMENDED HEREAFTER

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1 RESIDENCE DISTRICT USE.

CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF ININS ARDEN NO. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 26 N, R3E. W.M., THAT DISTANGES, COURSES AND AMGLES ARE SHOWN THEREON CORRECTLY ON THE GROUND. THAT THE MONUMENTS HAVE BED. SET. AND LOT AND BUCK CORNERS SHAPED CORRECTLY ON THE GROUND. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

CARLE MORFORD

CERTIFICATE NO. !!!

RENEWAL NO. 292.

OATE JAN!. 1945



EXAMINED AND APPROVED THIS 12 DAY OF DECEMBER A.D. 1945

KING COUNTY ROAD ENGINEER

DEPUTY COUNTY ROAD ENGINEER.



EXAMINED AND APPROVED THIS IT DAY OF DECEMBER A.D. 1945

ATTEST: MINNIE E. SMITH
DEPUTY CLERK: BOARD OF KING COUNTY COMMISSIONERS

J. HAROLD SPARKMAN

CHAIRMAIN, BOARD OF KING COUNTY

COMMISSIONERS

I HEREBY CERTIFY THAT THE WITHIN PLAT OF INNIS ARDEN No.2 IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 18TH DAY OF DEC. A.D. 1945

DON S. JOHNSON

OTWAY PARDEE

JOHN N. TODD
PLANNING ENGINEER AND
EXECUTIVE OFFICER



