

3177607

STATUTORY WARRANTY DEED

THE GRANTORS, Julian O. Matthews, as executor of the estate of John G. Matthews, deceased, and Amy L. Matthews, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid, and other good and valuable considerations, convey and warrant to DONALD F. ERICKSON the following described real estate, situated in the County of King State of Washington, to-wit:

That portion of the Southeast quarter (SE $\frac{1}{4}$) of the northwest quarter (NW $\frac{1}{4}$) of Section thirty-four (34), Township twenty-six (26) North, Range four (4) East, W.M., described as follows:

Beginning at the center of said Section 34, thence North 89°36'04" West 299.99 feet; thence North 0°35'29" West 30 feet to the true point of beginning, and thence continuing North 0°35'29" west 605.40 feet; thence North 80°09'32" East 250.05 feet to point of curve; thence on a curve to the right, with a radius of 20 feet, a distance of 34.64 feet; thence South 0°35'29" east 611.16 feet to point of curve; thence on a curve to the right with a radius of 20 feet, a distance of 31.76 feet; thence North 89°36'04" West 249.64 feet to the true point of beginning; EXCEPTING therefrom the East 16 feet of the West 142.99 feet for alley purposes;

(Being known as Lots one (1) to twenty-five (25), inclusive, Block sixteen (16), J.G. Matthew's Lake Washington Addition Division Three, according to the unrecorded plat thereof).

This conveyance is subject to the following restrictions, con-

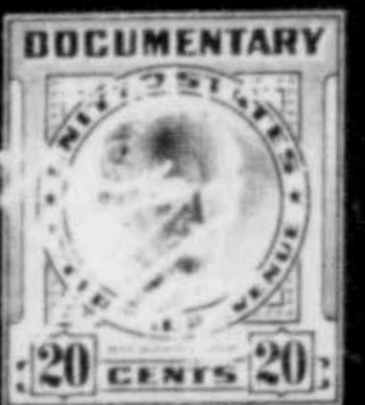
ditions and limitations, which shall be considered covenants running with the land:

Said premises shall not be leased, sold, conveyed, or occupied by any person other than one of the Caucasian or white race.

The grantee, his heirs, administrators or assigns, shall not erect any structure or building upon said premises except for private residence purposes or for private garage and necessary appurtenances thereto in connection with such residence premises. Any such dwelling shall cost not less than \$2500.00. Said improvements shall be kept painted and repaired and the grounds adjacent thereto shall be kept neat.

Grantee shall be entitled to community beach privileges of the beach in front of Lots 1 and 2, Block 1, J.G. Matthews' Lake Washington Addition, Subdivision No. 1, in accordance with the charter and by-laws of the Matthews Beach Community Club.

This deed is necessary in connection with the administration of the estate of John G. Matthews, deceased.



This deed is in fulfillment of the obligations of grantors in that certain real estate contract covering the above described property dated February 18, 1941, and does not warrant against any encumbrances subsequent to the date of said contract or assumed by the vendee in said contract.

Dated this 3rd day of March, 1941.

Julian O. Matthews
As executor of the estate of John G. Matthews, deceased.

AMY L. MATTHEWS

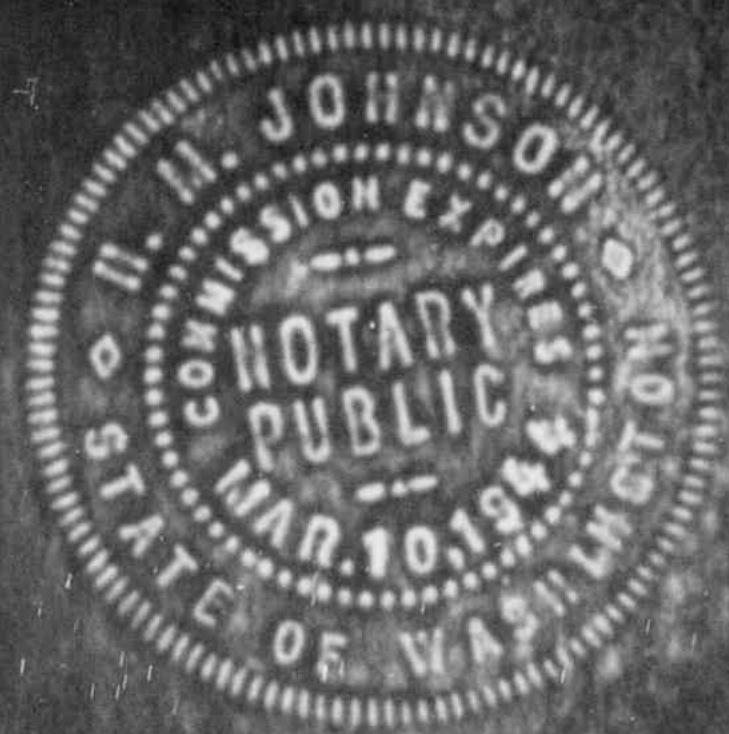
By Julian O. Matthews
Her Attorney-in-fact

State of Washington:
County of King: ss.

On this 3rd day of March, 1941, personally appeared before me JULIAN O. MATTHEWS, to me known to be the individual described in and who executed the within and foregoing instrument as executor of the estate of John G. Matthews, deceased, and as attorney-in-fact of Amy L. Matthews, and acknowledged to me that he signed the same as his free and voluntary act and deed as such executor and attorney-in-fact for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first above written.

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



Filed for Record July 12, 1941, 10: A.M.
Request of P. H. Erickson
ROBERT A. MORRIS, County Auditor