

# WARRANTY DEED (STATUTORY FORM)

THE GRANTORS, E. A. GEISERT and VERNA GEISERT, husband and wife,  
residing at Kirkland, Washington  
for and in consideration of TEN and NO (\$10.00) - - - - -  
100 Dollars in hand paid, convey and  
warrant to VERNE F. RAY, of Seattle, Washington

the grantee the following described real estate  
situated in the County of King, State of Washington, to-wit:

That portion of Tract 50, Juanita Point, Division No. 2, according to plat  
thereof recorded in Volume 30 of plats, page 17, records of King County, lying  
south of a line 137 feet south of and parallel to the north boundary of said tract.

SUBJECT to the right of the public to make all necessary slopes for cuts or  
fills upon the lots, blocks and tracts of land shown on the plat in the reasonable  
original grading of all the streets, avenues, alleys and roadways shown thereon, as  
granted in the dedication of the plat.

SUBJECT to building restrictions as imposed on the face of the plat of said  
Addition as follows: No tract in this subdivision shall be used, and no building  
shall be built on any tract in this subdivision to be occupied or used as a club-  
house, dance hall, roadhouse, or for any amusement, entertainment, manufacturing  
or commercial purpose or for any purpose whatever, except for private residences  
with private garage, boat house, summer houses, pleasure grounds and gardens and  
features appurtenant to and suitable for private residence uses. Tracts 37 and 52  
inclusive and Tract "B" may also be used for garden tracts or for small farm use.

The following restrictions shall run with the lands in this deed described  
and be binding upon the Grantee, his successors and assigns: No part of said de-  
scribed premises shall be used or occupied by any person not of the White or Cau-  
casian race. The exterior of all improvements placed upon said premises shall be  
painted or stained before being occupied, unless constructed of natural logs. All  
dwellings shall be of such a size as to cover a ground space of at least 14 x 20  
feet. Said dwellings shall not have a shed, nor a shanty roof.



situated in the County of King, State of Washington.

Dated April 29, A. D., 1941

Signed in presence of

*E. A. Geisert*  
*Verna Geisert*

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF WASHINGTON,

SS.

County of King

Kirkland Notary Public in and for the State of Washington, residing  
at Seattle do hereby certify that on this 29  
day of April, 1941, personally appeared before me E. A. Geisert and  
Verna Geisert, husband and wife,

to me known to be the individual<sup>s</sup> 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 herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 29 day of  
April, 1941

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

Filed for Record Apr. 30, 1941, 12:49 P.M.  
Request of Verne F. Ray  
ROBERT A. MORRIS, County Auditor

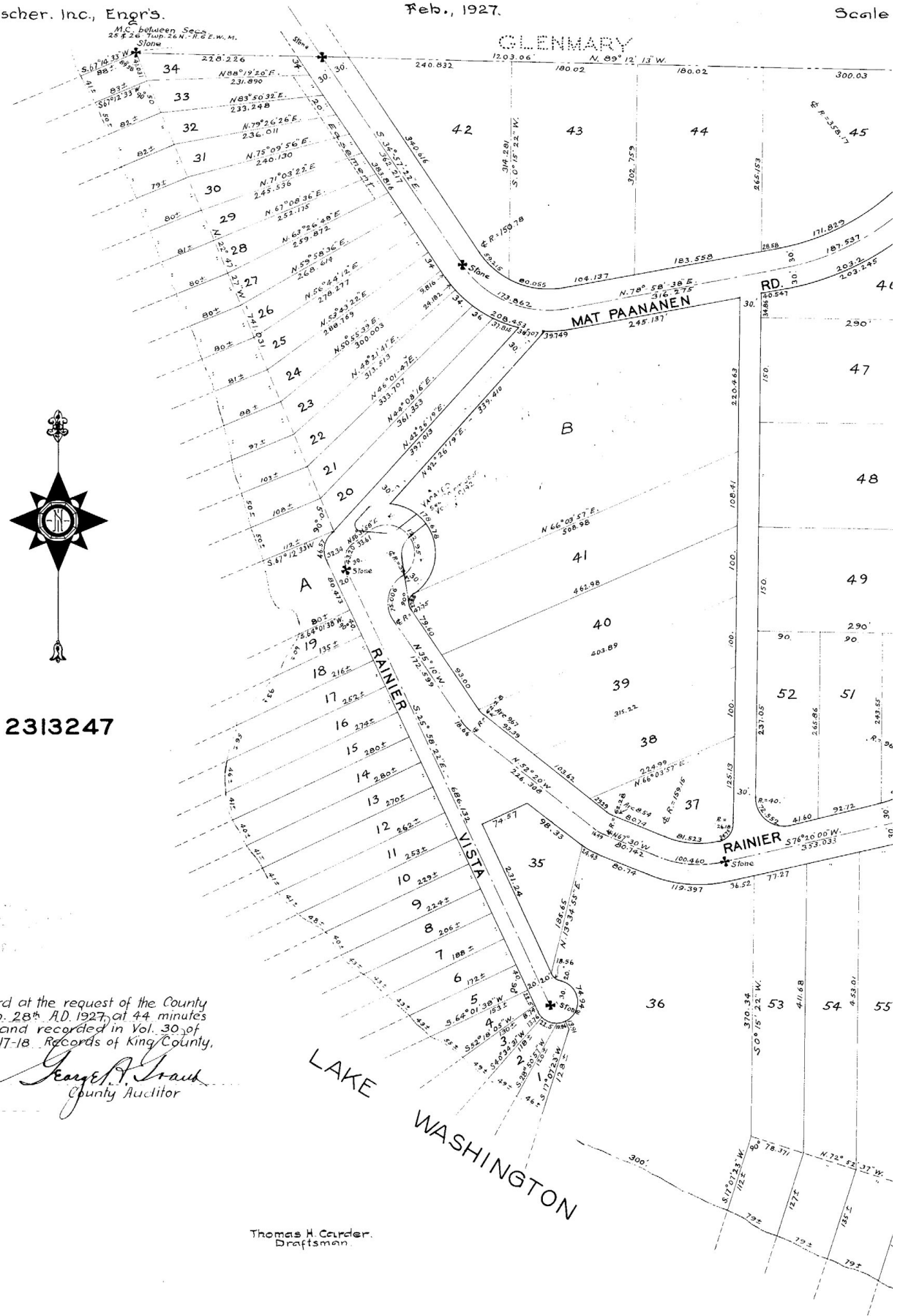
# JUANITA POINT

## DIVISION NO. 2

Gardner, Gardner & Fischer, Inc., Engr's.

Feb., 1927.

Scale



2313247

Filed for record at the request of the County Engineer Feb. 28<sup>th</sup> A.D. 1927, at 44 minutes past 3 P.M., and recorded in Vol. 30 of Plats, Pages 17-18, Records of King County, Washington.

*George P. Traub*  
County Auditor

By Deputy

Thomas H. Carder.  
Draftsman.

# JUANITA POINT

## DIVISION NO. 2

### DESCRIPTION

This plat of Juanita Point Division No. 2, embraces the following described tract of land: Lot 1, Section 36, Township 26 North, Range 4 East, W.M., except county road; together with the shore lands of the second class adjoining said lot 1.

### BUILDING RESTRICTIONS

No tract in this Subdivision shall be used, and no building shall be built on any tract in this Subdivision to be occupied or used, as a clubhouse, dance hall, road house or for any amusement, entertainment, manufacturing or commercial purposes or for any purpose whatsoever except for private residences with private garage, boat house, summer houses, pleasure grounds and gardens and features appurtenant and suitable for private residence uses. Lot 35 may also be used for a community store building, which shall be so constructed, occupied and maintained that it shall be entirely free from any element of nuisance to the community or to any occupant of any portion of this Subdivision. Tracts 37 to 52, inclusive, and Tract "B" may also be used for garden tracts or for small farm use.

### DEDICATION

Know all men by these presents that we, Crawford & Conover, a corporation, owner of a portion of the land hereby platted, and James A. Haight and Ellen Pierce Haight, his wife, owners of the remainder of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, boulevards and alleys or whatever public property there is shown on the plat, 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, blocks and tracts shown upon this plat in the original reasonable grading of all the streets, avenues, boulevards and alley shown thereon. The water front lots include the shore lands of the second class lying between the production of the lines of the lots as shown on said plat.

In witness whereof the said corporation has caused its corporate name to be hereunto subscribed by its qualified representatives and its corporate seal to be hereunto affixed, and the said James A. Haight and Ellen Pierce Haight have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1927.

CRAWFORD & CONOVER

By C. T. Conover \_\_\_\_\_  
Vice-President

By Clayton Crawford \_\_\_\_\_  
Secretary

James A. Haight (Seal) \_\_\_\_\_  
Ellen Pierce Haight (Seal) \_\_\_\_\_



### ACKNOWLEDGMENT

STATE OF WASHINGTON } ss  
COUNTY OF KING

This is to certify that on this 24<sup>th</sup> day of February A.D. 1927, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared C. T. Conover and Clayton Crawford, Vice President and Secretary, respectively, of Crawford and Conover, a corporation, and James A. Haight and Ellen Pierce Haight, his wife, to me known to be the individuals who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary acts and deeds for the uses and purposes herein mentioned, and the said corporation officers on oath stated that they were authorized to execute the said instrument and that the seal thereto affixed is the corporate seal of the said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year above written.

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



### CERTIFICATE

We hereby certify that the plat of Juanita Point Division No. 2, is based upon an actual survey and subdivision of Section 36, Twp. 26 N., R. 4 E. W.M., that the distances and courses as shown hereon are correct; that monuments have been set and the lots and blocks have been staked on the ground.

Gardner, Gardner & Fischer, Inc.  
By A. H. Fischer \_\_\_\_\_

Examined and approved this 26<sup>th</sup> day of February A.D. 1927.

Don. H. Evans \_\_\_\_\_  
County Engineer

By Thomas D. Hunt \_\_\_\_\_  
Deputy

Examined and approved this 28 day of Feb. A.D. 1927.

Frank H. Paul \_\_\_\_\_  
Chairman of the Board of  
County Commissioners.

Attest George A. Grant \_\_\_\_\_  
County Auditor

By C. F. Gage \_\_\_\_\_  
Deputy



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