

1387-207

that she is the assignor in the above entitled assignment for the benefit of her creditors, and that all things stated therein are true to the best of her knowledge and belief.

Subscribed and sworn to before me this 18 day of February, 1928.
(E.J.W. Notarial Seal)
(Com. Ex. June 29, 1931)

Constance H. Allen
E. Jewell Watkins
Notary Public in and for the State of
Washington, residing at Seattle.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR KING COUNTY

IN THE MATTER OF THE ASSIGNMENT
FOR BENEFIT OF CREDITORS OF
CONSTANCE H. ALLEN. }

No. _____

STATE OF WASHINGTON)
COUNTY OF KING) SS

BEFORE Me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Constance H. Allen, to me known to be the individual who executed the within assignment for the benefit of creditors and acknowledged to me that she executed the same as her free and voluntary act for the purposes therein specified.

Witness my hand and seal this 23rd day of February, 1928.
(E.W.J. Notarial Seal)
(Com. Ex. June 29, 1931)

E. Jewell Watkins
Notary Public in and for the State of
Washington, residing at Seattle.
George A. Grant, County Auditor.

Filed for record at request of J. F. Knight, Mar. 1, 1928 at 22 min past 1 P M
GOJ B/n

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2445663 Crawford & Conover

To

W. C. Mays
\$20.00

Real Estate Contract

Seattle, Washington, October 8, 1927.

THIS IS A RECEIPT, executed in duplicate, for Twenty Dollars, this day paid to the undersigned by W. C. Mays, of Seattle, Washington, with the following understanding, to-wit:

Whereas, said W. C. Mays, has this day selected Tract one hundred thirteen (113) Juanita Point, a Residence Park, excepting therefrom that portion of said tract 113, lying southerly of the following described line; Beginning at a point on the northwesterly boundary line of said tract 113 where said boundary line is intersected by a line 75 feet northeasterly from, measured at right angles, and parallel to the westerly portion of the southwesterly boundary line of said tract, thence south 47° 06' east along said parallel line 275.17 feet to the easterly boundary line of said tract (it being mutually agreed that the conditions and restrictions given on the printed slip attached hereto shall be expressed in the deed when issued and be in force during the life of this contract and prior to issuance of deed.) and desires to purchase the same for the sum of eleven hundred seventy (1170.00) Dollars, and has made an initial payment of twenty Dollars on account;

Now Therefore, if the said W. C. Mays, shall, in addition to the sum of twenty Dollars, for which this receipt is given, pay to the undersigned, its successors or assigns, the sum of \$1150.00 in payments of \$10.00 on the eighth day of every month hereafter, with interest on unpaid balances at the rate of seven per cent (7%) per annum, interest payable monthly; however, all interest to be remitted until January 1, 1929, provided that all payments prior to that date are made promptly when due, then, in that case, the undersigned agrees to give said W. C. Mays or his assigns, a warranty deed to said parcel of land above described; excepting however, a warranty against all taxes levied on said property for the year 1927 and subsequent years, and excepting any special assessments hereafter levied, which the said W. C. Mays is to pay as they become due and payable.

The entire balance or any portion thereof in excess of the payments provided may be paid at any time.

Time is of the essence of this agreement, and a failure on the part of said W. C. Mays, to make either of the above-mentioned payments within the time herein specified for the making thereof, shall, without notice, work a forfeiture of all rights of said W. C. Mays, or his assigns, under this receipt, and all payments made by him and his assigns thereunder shall be forfeited as liquidated damages and become the property of the undersigned and absolutely freed from the equitable incumbrance created by this receipt, it being expressly understood that, in case of the failure of said purchaser to make said payments at the time and in the manner above provided, . . . no proceedings whatever, in law or in equity, shall be necessary to work an absolute forfeiture of the installments already paid, or of the

right to purchase said property.

No assignment or transfer of this agreement or any interest therein shall be valid or binding upon Crawford & Conover without its consent in writing.

An abstract of title or policy of title insurance to be delivered when \$150.00 has been paid, purchaser to pay charges, if any, for matters affecting title subsequent to this date.

All payments to be made to Crawford & Conover, at its main office, Seattle, Washington, and no acceptance by Crawford & Conover of any payment or payments after the date fixed for the same shall be or be construed to be a waiver of the right to terminate this contract for or because of failure to pay any later installment at the time provided for the same.

Crawford & Conover

By C. T. Conover Vice President

I have read and understand the foregoing receipt, and hereby agree to and accept all of the provisions, terms and conditions as therein stated.

W. C. Mays

Aud.Note:
x to x
attached
by rider

x Subject, however, to the conditions and restrictions contained in paragraph 1 following, which shall run with the title to said parcel of land conveyed and which shall be binding upon both parties hereto, their and each of their heirs, personal representatives, successors and assigns; and in case of any breach or breaches of said condition by or on the part of the second party or parties, his, her or their heirs, personal representatives or assigns, then this deed made by the first party shall forthwith become null and void and the title to the premises hereby conveyed shall immediately revert to the first party, its successors or assigns, as fully as if such deed had never been delivered or executed.

1. No building or other improvements shall be erected upon said parcel of land to be occupied as a road house, dance hall, club house, hotel, public boat house, public garage, or for any business or manufacturing purpose whatsoever other than private residence uses, with private garage, summer houses and pleasure grounds and features appurtenant to and suitable for private residence use.

The purchaser covenants and said covenants shall run with said land that no part of said described premises shall be used or occupied by any person not of the White or Caucasian race; that the exterior of all improvements placed upon said premises shall be painted or stained before being occupied, unless constructed of natural logs; that all dwellings shall be of such size as to cover a ground space of at least fourteen (14) by twenty (20) feet; that said dwellings shall not have a shod, or shanty roof.

This slip, when attached to, becomes a part of contract No. 13, issued by Crawford & Conover, to W. C. Mays.

Crawford & Conover

by C. T. Conover

its vice-president

W. C. Mays

x

Filed for record at request of W. C. Mays, Mar. 2, 1928, at 02 min past 9 A M

GOJ B/in

George A. Grant, County Auditor.

2445686

Mrs. Irene Clark, et vir

To

West Seattle State Bank

Quit Claim Deed

QUIT CLAIM DEED

THE GRANTORS, F. T. Clark and _ Irene Clark, of the City of Seattle, County of King, State of Washington, for the consideration of Ten (\$10.00) dollars, in hand paid, conveys and quit-claims to West Seattle State Bank all interest in the following described real estate, situate in the County of King, State of Washington:

Lots 13 and 14, Block 3, Sunrise Heights Addition to the City of Seattle,
Dated this 1st day of March, 1928.

Mrs. Irene Clark (Seal)

F. T. Clark (Seal)

STATE OF WASHINGTON)
COUNTY OF KING) SS

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 1st day of Mar. 1928, personally appeared before me F. T. Clark and _ Irene Clark, his wife, to me known to be the individuals described in and who executed the foregoing 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.

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JUANITA POINT

A RESIDENCE PARK

George F. Cotterill
Rutherford & Whitworth,
Engineers.

Scale: 1 inch = 200 Feet.

Dedication

Know all men by these presents, that Crawford & Conover, a corporation organized and existing under the laws of the State of Washington and having its principal place of business at the City of Seattle in said State, owner in fee simple of the parcels of land comprising this plat, hereby declares this plat and dedicates to the use of the public forever all the streets, roads, lanes, courts, places, and alleys shown hereon 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 tracts shown on this plat in the reasonable, original grading of all the streets, roads, lanes, courts, places, and alleys shown hereon; excepting, however, from the preceding dedications to public use, the lanes designated hereon as 'A' and 'B' LANE, the mutual, private use of which by the owners of tracts 23 to 31 and 36 to 40, inclusive, through which they pass, as a means of access to the frontage at the lower elevation of said tracts, is hereby annexed to said tracts and granted to the owners thereof, and each of said lanes shall be at all times subject to the joint control of said owners as to its improvement, maintenance, and use, a majority in interest to prevail when said owners are not unanimous, as to each of said lanes.

In Witness whereof, the said corporation has caused these presents to be executed in its corporate name by its Vice-president and Secretary and its corporate seal hereunto affixed this 11th day of February, A.D. 1921.

Crawford & Conover
By: C.T. Conover, Its Vice-president
Attest: Clayton Crawford, Its Secretary

(State Meridian)

Description

This plat of 'JUANITA POINT, A RESIDENCE PARK', covers and includes the following parcels of land in King County, Washington, to-wit:-

In section thirty-six (36), township twenty-six (26) north, range four (4) east of the Willamette Meridian, all of lot three (3) and the northeast one-quarter of the northeast one-quarter (N.E. 1/4 of N.E. 1/4) except the part thereof hereon shown as unplatted;

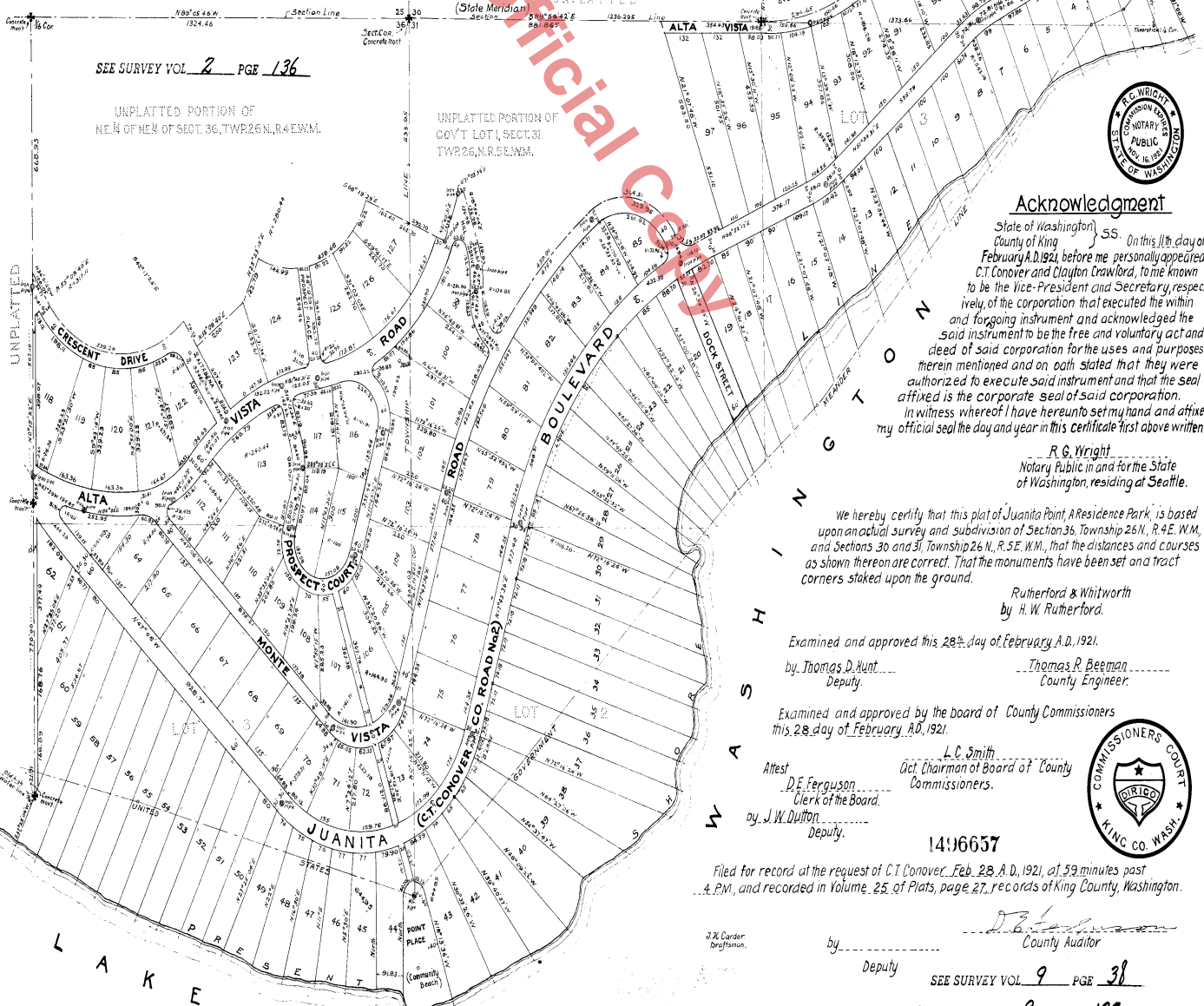
In section thirty-one (31), township twenty-six (26) north, range five (5) east of the Willamette Meridian, lot one (1) except the part thereof hereon shown as 'unplatted', and all of lots two (2) and three (3);

In section thirty (30), township twenty-six (26) north, range five (5) east of the Willamette Meridian, lot five (5) except the part thereof hereon shown as 'unplatted';

The Lake Washington shorelands of the second class lying in front of, adjacent to and abutting the preceding tracts.

All courses and dimensions are as shown upon the face of the plat.

'A' and 'B' LANES, as shown by dotted lines hereon, indicate the location of two lanes, respectively, established across tracts 23 to 31 and 36 to 40, inclusive, for the sole purpose of affording to the owners of said tracts private and mutual access to the frontage at the lower elevation of said tracts which, subject to said easements, are continuous across said lanes.



Acknowledgment

State of Washington } ss. On this 11th day of February A.D. 1921, before me personally appeared C.T. Conover and Clayton Crawford, to me known to be the Vice-President and Secretary, respectively, of the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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

We hereby certify that this plat of 'Juanita Point, A Residence Park', is based upon an actual survey and subdivision of Section 36, Township 26 N., R. 4 E. W.M., and Sections 30 and 31, Township 26 N., R. 5 E. W.M., that the distances and courses as shown thereon are correct. That the monuments have been set and tract corners staked upon the ground.

Rutherford & Whitworth
by H.W. Rutherford.

Examined and approved this 28th day of February, A.D. 1921.

by Thomas D. Hunt, Deputy.

Thomas R. Beeman
County Engineer.

Examined and approved by the board of County Commissioners this 28th day of February, A.D. 1921.

Attest: D.E. Ferguson, Clerk of the Board.

L.C. Smith, Oct. Chairman of Board of County Commissioners.

by J.W. Dutton, Deputy.

1496657

Filed for record at the request of C.T. Conover, Feb. 28, A.D. 1921, at 59 minutes past 4 P.M., and recorded in Volume 25 of Plats, page 27, records of King County, Washington.

J.K. Carder, Draftsman.

by _____
County Auditor

Deputy

SEE SURVEY VOL 9 PGE 31

SEE SURVEY VOL 8 PGE 192

SEE SURVEY VOL 11 PGE 189

SEE SURVEY VOL 11 PGE 222