

RESTRICTIVE AGREEMENT by Terrell Interests Incorporated, a Washington corporation -

Terrell Interests Incorporated is now the owner in fee simple of the following described property situated in King County, Washington:

KILLARNEY NO. 2

And whereas said corporation intends to sell lots in said Addition from time to time to others for residential purposes, and whereas it is to the substantial advantage of said corporation in making said sales that the restrictions covering hereinafter set forth be applicable to each and all of the foregoing described lots,

NOW THEREFORE, said corporation, in consideration of the advantages to be derived by it from the making of this agreement and in consideration of the purchase of any or all of the said described lots from time to time by others, does covenant and agree as follows:

- (a) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (b) No person of any race other than the White race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
- (c) That these covenants shall run with the land and shall be binding on said corporation and all persons claiming under it until December 31st, 1970, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the then owners of the lots it is agreed to change said covenants in whole or in part.
- (d) That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within nine months from date of commencement or construction.
- (e) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- (f) Invalidation of any one of these covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF said corporation has executed the foregoing instrument by its President and Secretary this 20th day of May, 1946.

Witness

Terrell Interests Incorporated

President

Secretary

STATE OF WASHINGTON

County of King

On this 20th day of May, 1946

a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
Geo. H. Terrell and **Lewis Terrell**
 to me known to be the President and Secretary, respectively, of

Terrell Interests Incorporated

the corporation that executed the 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 are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Record May 31 1946 3:24 P.M.
 Request of Seattle Title Company
 ROBERT A. MORRIS, County Auditor

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

ington Title Insurance
 he said purchase price
 or by reason of prior

to make, execute, and
 ad premises.
 t of the said purchase
 form any covenant or
 nd upon such election
 heretofore made here-
 reason of such failure.
 l cancellation may be

attle, Wash.

elect to bring action.
 e seller and repayable
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 on arising on contract
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 aiver by the seller of

ie day and year first

Talbot

Lucas

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Capwell

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 of Washington.

WASHINGTON TITLE INSURANCE
 COMPANY
 SEATTLE, WASHINGTON
 Mail to: Ewing & Clark
 417 Marion Bldg.
 Seattle, Wash.

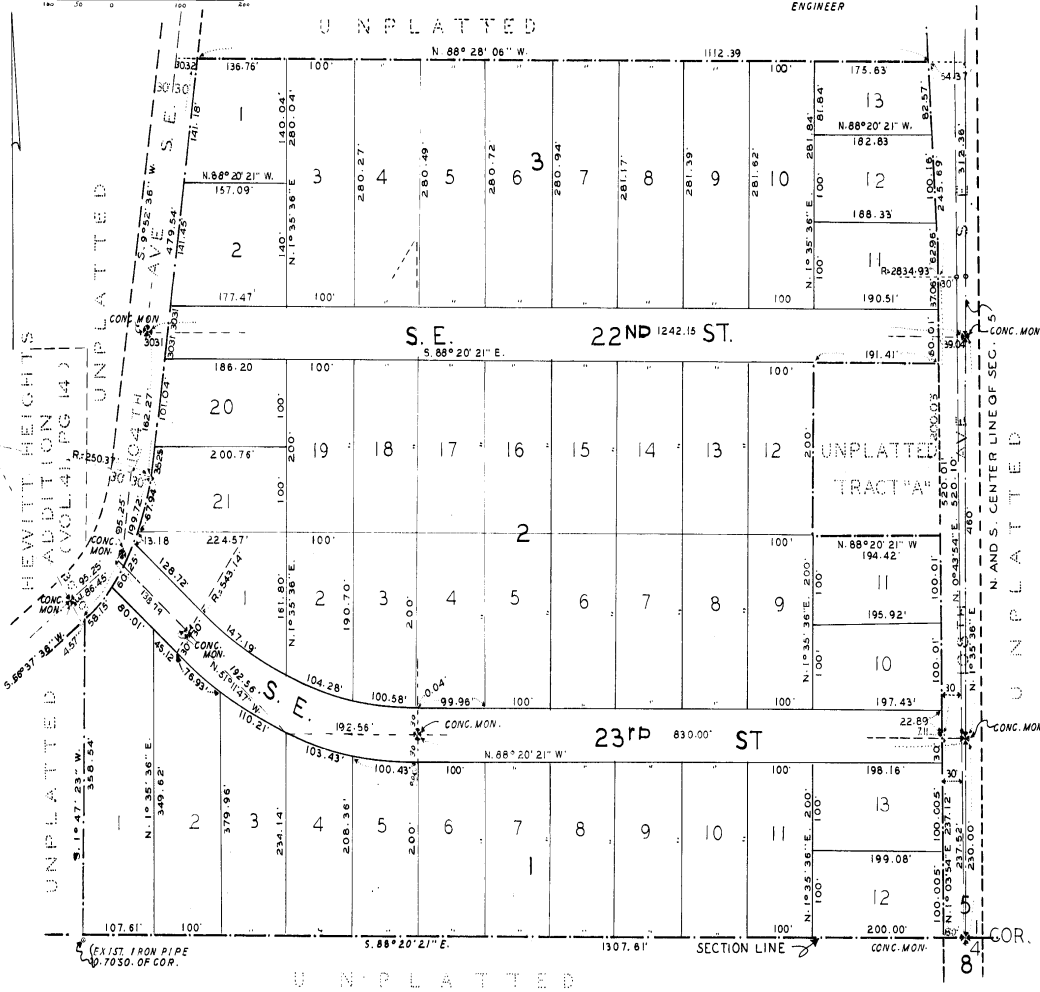
KILLARNEY NO. 2

CIN S.E. 1/4 OF SW 1/4 OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.)

APRIL, 1946

H.W. RUTHERFORD,
ENGINEER

SCALE: 1" = 100'



DESCRIPTION

CERTIFICATE

THIS PLAT OF "KILLARNEY NO. 2" COVERS AND INCLUDES THAT PORTION OF THE SOUTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 3/4 OF S.E. 1/4 OF S.W. 1/4) OF SECTION FIVE (5), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST, W.M., LYING SOUTHEASTLY OF 104TH AVENUE SOUTHEAST, LESS PORTION THEREOF FOR ROADS, AND EXCEPTING THEREFROM THAT CERTAIN TRACT DESIGNATED HEREON AS "UNPLATTED TRACT A".

I HEREBY CERTIFY THAT THE PLAT OF "KILLARNEY No. 2" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

H. W. RUTHERFORD
CERTIFICATE No. 673, RENEWAL No. E 691
DATE: APRIL 12, 1946

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TERRELL INTERESTS, INCORPORATED, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS SHOWN THEREON, 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 AND BLOCKS SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 17TH DAY OF APRIL, A.D. 1946.

TERRELL INTERESTS, INCORPORATED

BY: GEO. H. TERRELL
ITS PRESIDENT

ATTEST: LEWIS TERRELL
ITS SECRETARY

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) S.S.

THIS IS TO CERTIFY THAT ON THIS 17TH DAY OF APRIL, A.D. 1946, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GEO. H. TERRELL, AND LEWIS TERRELL, PRESIDENT AND SECRETARY, RESPECTIVELY, OF TERRELL INTERESTS, INCORPORATED, THE CORPORATION THAT EXECUTED THE WITHIN 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 THE 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.

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



RESTRICTIONS

NO LOT OR A PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY 6,000 SQUARE FEET FOR SUBURBAN S-2 USE.

ALL LOTS IN THIS PLAT ARE RESTRICTED TO SUBURBAN S-2 USE, GOVERNED BY RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION NO. 6494 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.

EXAMINED AND APPROVED THIS 29 DAY OF APRIL, A.D. 1946

J. HAROLD SPARKMAN
CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS
ATTEST: RALPH R. STENDER
CLERK, BOARD OF KING COUNTY COMMISSIONERS

EXAMINED AND APPROVED BY ME THIS 26 DAY OF APRIL, A.D. 1946.

C. O. MANNES
KING COUNTY ROAD ENGINEER

I HEREBY CERTIFY THAT THE WITHIN PLAT OF "KILLARNEY No. 2" IS DULY APPROVED BY KING COUNTY PLANNING COMMISSION THIS 15 DAY OF MAY, A.D. 1946.

DON S. JOHNSON
CHAIRMAN

OTWAY PARDEE
SECRETARY

JOHN N. TODD
EXECUTIVE OFFICER

3570424

FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION, THIS 20 DAY OF MAY, A.D. 1946, AT 34 MINUTES PAST 11 P.M. AND RECORDED IN VOLUME 41 OF PLATS, PAGE 38, RECORDS OF KING COUNTY, WASHINGTON

ROBERT A. MORRIS
KING COUNTY AUDITOR

BY M. J. R. WILLIAMS
DEPUTY COUNTY AUDITOR

