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# 3562883 SPECIAL WARRANTY DEED

THE GRANTOR, SEATTLE TRUST AND SAVINGS BANK, a corporation duly organized and existing

under the laws of the State of Washington with its principal office at Seattle, for and in consideration of the sum of \_ - Ten and no/100 - - - - (\$10.00) - - - - - - - - - - - - Dollars, lawful money of the United States of America, in hand paid, does by these presents grant, bargain, sell, convey and confirm to \_ JAMES A. HELDMAN and FRANCES M. HELDMAN, husband and wife, ---of

and to their heirs and assigns the following described real estate situated in the County of ~ K I N G ~State of Washington, to-wit:

Lots nime (9) and ten (10), block one (1), Lago Vista No. 2, according to plat thereof recorded in volume 32 of plats, page 36, records of said county;

SUBJECT to 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 roads shown thereon as granted in the dedication of the plat;

Also Subject to water, water rights and matters relating thereto.

SUBJECT also to restrictive covenants as follows: That no part of said described premises shall be used or occupied by any person not of White or Caucasian race; grantee shall not pollute nor permit pollution of water in any stream running past or through said premises; grantee shall not check nor dam such water nor interfere with the flow thereof further than necessary for irrigation and drinking purposes; that the exterior of all improvements erected or placed upon said premises shall be painted or stained before being occupied, unless constructed of natural logs; that all dwellings shall be of such a size as to cover a ground space of at least 14 x 20 feet; that the dwelling shall not have a shed or shanty roof; and that all of said covenants shall be construed as covenants running with said land.



To have and to Hold the said premises with the appurtenances unto the said Grantee and to their heirs and assigns forever:

And the Grantor for itself and for its successors and assigns does by these presents expressly limit the cover nants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said lands, premises and



The property above described was conveyed to the grantor herein in a trust capacity with full power to convey. This instrument is executed by it in its trust capacity only, and it shall not be liable hereunder except as trustee and not beyond the trust e state.

IN WITNESS WHEREOF, SEATTLE TRUST AND SAVINGS BANK has caused these presents to be executed by

its duly authorized officers and its seal to be hereunto affixed this - 22nd - day of April, 1946.

A. D., 19

Mr SAL Gunnin , 35 Maria as

SEATTLE TRUST AND SAVINGS BANK trande Vice-President card Assistant Secretary

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STATE OF WASHINGTON, 

OTARY Con-

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SPECIAL RANTY DEED

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On this - 22nd - day of - April, 1946 - - a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me, the undersigned, - J. FRANK JEFFERSON - and - CHARLES E. KINCAID - to me known to be the Vice-President and Assistant Secretary, respectively, of SEATTLE TRUST AND SAVINGS BANK, 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 1 stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of M. End corporation: Witness my hand and official seal hereto affixed the day and

> RECOR VOL

PAGE

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and in this certifica 1 Com Notary Public in and for the State of W residing at Seattle





Whitworth, Rutherford & Harris Associate Engineers.



ACKNOWLEDGMENT.

ACCNOWLEDGMENT. State of Washington) S.S. County of King S.S. On this 31 day of October A.D. 1928, before me person-ally 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, have hereunto set my hand and affix-ed my official seal the day and year in this certificate. first above written.

Emma O. Formoe Notary Public in and for the State of Washington residing at Seattle.

CERTIFICATE. I hereby certify that this plat of "LAGO VISTA, No 2: is based upon an actual survey and subdivision of Sect. 5, Tup. 26 N., R. 4E., W.M., that the distances and courses as shown hereon are correct, the monuments have been set and lock corners staked upon the ground. H. W. Rutherford

H.W. Rutherford

Thomas H. Carder, Delt.

By\_

Deputy.

Scale; 1 in.= 100 ft

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## DESCRIPTION.

This Plat of 'LAGO VISTA, NO.2' is a replat of Tracts 82,83, 84 and 85, LAKE BALLINGER GARDEN TRACTS, King County, Washington, as the same is recorded in Volume 17 of Plats, Page 95, Records of King County, Mashington, excepting therefrom those portions of said tracts here tofore acquired by King County for public highway purposes. All courses and dimensions are as shown on the face of the plat.

### DEDICATION.

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 comprising this plat, hereby declares this plat and comprising this plat, hereby declares this plat and comprising the soft the public purposes not incon-sistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts or the reasonable original grading of all the streets, avenues and roads shown hereon. IN WITNESS WHEREOF, the said corporation has coused these presents to be executed in its cor-porate name by its Vice President and Secretary ady of October, A.D., 1928.



County Auditor.