

1318-575

Witness my hand and official seal the day and year in this certificate first above written.
 (A.W.K. Notarial Seal)
 (Com. Ex. Jan. 13, 1929)

A. W. Kurth
 Notary Public in and for the State
 of Washington, residing at Seattle.
 D. E. Ferguson, County Auditor

Filed for record at request of Mrs. Alice Hatcher, Aug. 21, 1926 at 41 min past 10 A.M.

EH B/K

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2229982

Seattle Title Trust Company
 To
 George R. Bailey

Real Estate Contract

CONTRACT

THIS AGREEMENT made and entered into this 30th day of October, 1925, by and between the Seattle Title Trust Company, a corporation, hereinafter designated as the Seller, and George R. Bailey, of Seattle, Wash., hereinafter designated as the Purchaser.

WITNESSETH: That the Seller hereby agrees to convey, and the Purchaser hereby agrees to purchase the following described property, situated in King County, State of Washington, to-wit:

Lot 6, Block 14 in Lake Forest Park 1st Addition, according to the official Plat of record in the office of the County Auditor of King County, Washington.

The Purchaser hereby agrees to pay the Seller for said lot the sum of Three Hundred Dollars, (\$300.00) payable \$30.00 Dollars cash, the receipt whereof is hereby acknowledged, and \$6.00 Dollars per month in advance, on or before the 30th of each month hereafter in advance until said purchase price is fully paid. Payments to be made at Seattle Title Trust Company, Seattle, Washington.

Said lot or lots are contracted for under the following conditions.

1st. The Seller agrees to pay the 1924 general taxes, being the taxes payable in the year 1925, and the purchaser agrees to pay all taxes and assessments that may hereafter become a lien on said lot or lots.

2nd. No interest will be charged on this contract at any time, unless written in the contract.

3rd. Any part of the purchase price may be paid before due, and if the Purchaser shall pay the entire purchase price within thirty (30) days from date hereof, he shall be entitled to a discount of 10 per cent upon the unpaid balance, or 5 per cent if paid within six (6) months of date of contract.

4th. It is agreed that the Purchaser shall not be required to make payments during periods of actual and involuntary non-employment or of sickness, such periods in either event not to exceed ten weeks, and shall not be subject to any penalty for such failure, provided he shall have furnished to the Seller weekly during such period a certificate of a practicing physician as to such sickness, or in the event of nonemployment, a postal card notice stating the fact of and reason for non-employment.

5th. It is the purpose of the seller to make and keep said Addition a high-class residence district, and it is further agreed that said premises or any part thereof shall not be sold or leased or permitted to be occupied by any person or persons not of what is commonly known as the White or Caucasian Race The Purchaser agrees to so build his buildings that the water in any stream running past or through the property will remain sweet and pure and fit for drinking purposes and agrees that he shall not check or dam the water or interfere with it further than may be necessary for irrigation and drinking purposes. That the conditions and restrictions set out in this paragraph shall be binding upon the parties hereto, their executors, heirs and assigns and shall inure to the benefit of the parties hereto and to the owner or owners of any lot or lots located in the said Addition. That all these provisions relative to said conditions and restrictions shall be embodied in and be a part of the Special Warranty Deed hereinabove mentioned.

7th. The purchaser is given the right to use jointly with other upland owners in Lake Forest Park and Additions, Block Six of Lake Forest Waterfront Addition, which block has been set aside for the purposes of mooring pleasure craft and for bathing, as a kind of water park.

9th. If the Purchaser shall fail to pay any taxes, or special assessments by him agreed to be paid prior to delinquency, or if the weekly installments of the purchase price shall be more than four weeks delinquent (except in the case of sickness or non-employment as aforesaid) or shall fail faithfully to carry out all of his agreement herein contained (the time of payment and performance are declared to be of the essence of this agreement), the Seller may at its option either declare the entire purchase price due and collectible, and may, at its option bring suit for the unpaid balance of said contract, and for specific performance of this contract or declare this agreement null and void, and in such event may take possession of said lot or lots and thereupon all rights created hereby or then existing in favor of the Purchaser, shall cease and determine, and in the event of the rescission of this contract, all payments made by the Purchaser shall be retained by the Seller as liquidated damages for breach of this contract, and failure or delay to exercise said option at the time of default shall not be or operate as a waiver of the right to exercise said option at any time thereafter. In case of

Aud. Note
 Paragraphs
 6 & 8
 stricken
 before
 filing
 OK
 FRM

rescission the Purchaser agrees to immediately and peacefully surrender possession of said premises and the whole thereof. It is agreed that it shall be notice of the Seller's option to rescind this agreement to forward the same by registered mail to the address herein specified, or to any other address to which the Purchaser may hereafter remove.

The seller hereby agrees to deliver a good and sufficient special warranty deed for the lot or lots mentioned herein, to the purchaser upon compliance of full payment of this contract, at which time the seller will also deliver a purchaser's policy of title insurance covering said lot or lots, insuring the purchaser to the full amount of the said purchase price against loss or damage by reason of prior liens not assumed by the purchaser under this agreement.

IN WITNESS WHEREOF said parties have hereunto set their hand this 30th day of October, 1925.

(S.T.T.Co.Corp. Seal)

(Aud. Note Do Not record payments)

Address Route 4, Box 526

Phone ____

SEATTLE TITLE TRUST COMPANY

By W. B. Shoemaker
Vice President

By S. I. Olson
Asst. Secretary

George R. Bailey
Purchaser

Filed for record at request of Geo. R. Bailey, Aug. 21, 1926 at 34 min past 11 A.M.

EH *MK*

D. E. Ferguson, County Auditor

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2231039

Jane Whitelaw Snyder, et vir

To

Real Estate Contract

Norford Oates, et ux

IT IS HEREBY AGREED by and between Jane Whitelaw Snyder, formerly Jane Whitlaw and G. C. Snyder, her husband, the vendors and Norford Oates and Lillian Oates, his wife, all of Seattle, Wash. the purchasers, that the said vendors will sell to said purchasers their heirs or assigns, and that the said purchasers will purchase the following described lot, tract or parcel of land situated in King County, State of Washington, to-wit:

Lots Seven (7) and Eight (8) Block Thirteen Hillmans Division of Green Lake add to the city of Seattle, according to the Plat thereof recorded in Vol. 9 of Plats page 70, Records of King Co. with the appurtenances thereunto belonging, on the following terms:

1. The purchase price of said land is Twenty Seven hundred fifty and no/00 (\$2750.00) Dollars of which the sum of four hundred no/00 (\$400.00) Dollars has this day been paid, the receipt whereof is hereby acknowledged by said vendors and the further sum of Twenty Three hundred fifty (\$2350.00) Dollars to be paid at Seattle, Wn. as follows:

The sum of \$30.00 on the 22th day of Aug. 1926, and the sum of \$30. or more on the 22d of each succeeding month thereafter until the whole sum has been paid, excepting the sum of \$1250.00 a mortgage which purchasers' assumes as part of the Purchase Price. Interest to Commence July 22, 1926, with interest on all deferred payments from date hereof at the rate of 7 per cent. per annum, to be paid monthly until the full payment thereof.

2. Said purchasers agrees to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable; also to keep all buildings thereon insured for a sum equal to the deferred payments above specified, in some insurance company satisfactory to said vendors, with loss, of any, payable to said vendors or their assigns as their interest may appear.

3. It is further agreed that no extension of time of payment or waiver of default in the payment of any installment of principal or interest due under this contract shall affect the right of said vendorsto require prompt payment of any subsequent installment of principal or interest, or to declare a forfeiture for non-payment thereof.

4. Said purchasers agree to execute, acknowledge and deliver at any time on demand of vendors a mortgage for balance unpaid on this contract, payable in installments as herein before specified, and to assign insurance as security for payment thereof in a sum equal to the face of such mortgage.

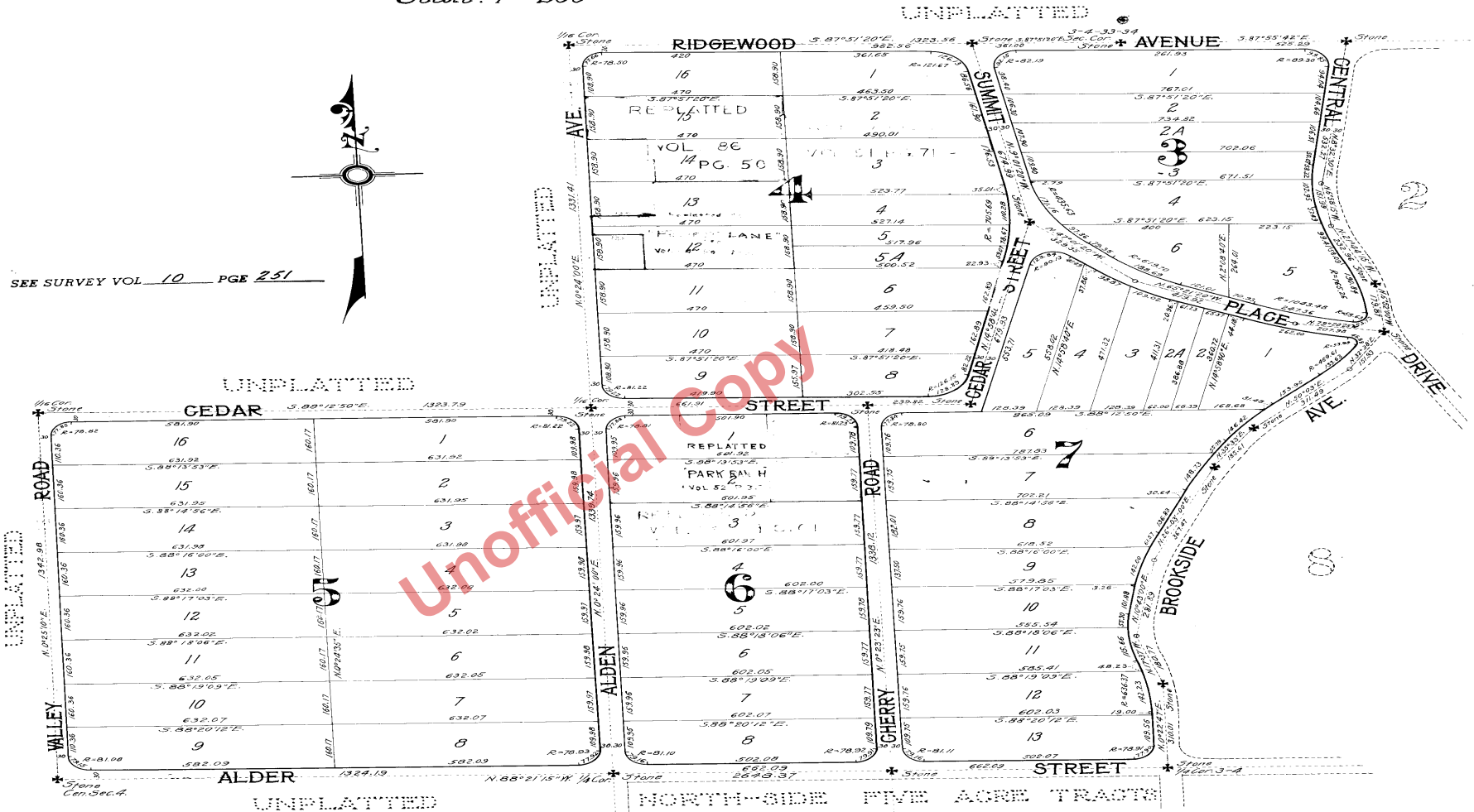
5. Said land shall be conveyed by a good and sufficient Warranty deed to said purchaser when said purchase price shall be fully paid, or upon demand of vendor for a mortgage covering the unpaid portion of purchase price.

6. Time is of the essence of this contract, and in case of failure of the said purchaser to make either of the payments or perform any of the covenants on their part, this contract shall be forfeited and determined at the election of the said vendors; and the said purchaser shall forfeit all payments made by them on this contract and all rights acquired hereunder, and such payments shall be retained by the said vendor as liquidated damages, and shall have the right to re-enter and take possession of said land and premises and every part thereof.

22311

FIRST ADDITION TO LAKE FOREST PARK

Scale: 1"=200'



DESCRIPTION

This plat of "First Addition to Lake Forest Park" embraces the following land: S. 1/2 S. E. 1/4 Sec. 3; N. W. 1/4 S. E. 1/4 Sec. 3; E. 1/2 S. W. 1/4 Sec. 3; N. W. 1/4 Sec. 3; E. 1/2 N. E. 1/4 Sec. 4 and S. W. 1/4 N. E. 1/4 Sec. 4, all in T. 26 N. R. 4 E., N. M.

I hereby certify that the plat of "First Addition to Lake Forest Park" is based upon an actual survey and subdivision of Sections 3 and 4 of T. 26 N. R. 4 E., N. M. that the distances and courses as shown thereon are correct. That the Monuments have been set and Lot and Block corners staked on the ground.

B. E. Corlett, Civil Engineer

Note:
In this plat all radii of curves refer to center line of street.

DEDICATION

Know all men by these presents that "North Seattle Improvement Company," a corporation under the laws of the State of Washington, owner in fee of the tract of land herein described and Howard H. Hamlin, William G. Hamlin and Philo D. Hamlin, mortgagees, have caused the same to be platted as "First Addition to Lake Forest Park" and hereby dedicate to the use of the public forever all the Streets, Boulevards and Drives shown thereon.

In witness whereof said "North Seattle Improvement Company" has caused its corporate name to be hereunto subscribed by its proper officers and its corporate seal to be hereunto affixed and the said Howard H. Hamlin, William G. Hamlin and Philo D. Hamlin have

hereunto subscribed their names this 29th day of May A. D. 1912.



In the presence of
A. H. Reid
Ole Hanson

North Seattle Improvement Company
by Ferd. Stabenfeldt
President

Einar Soelberg
Secretary

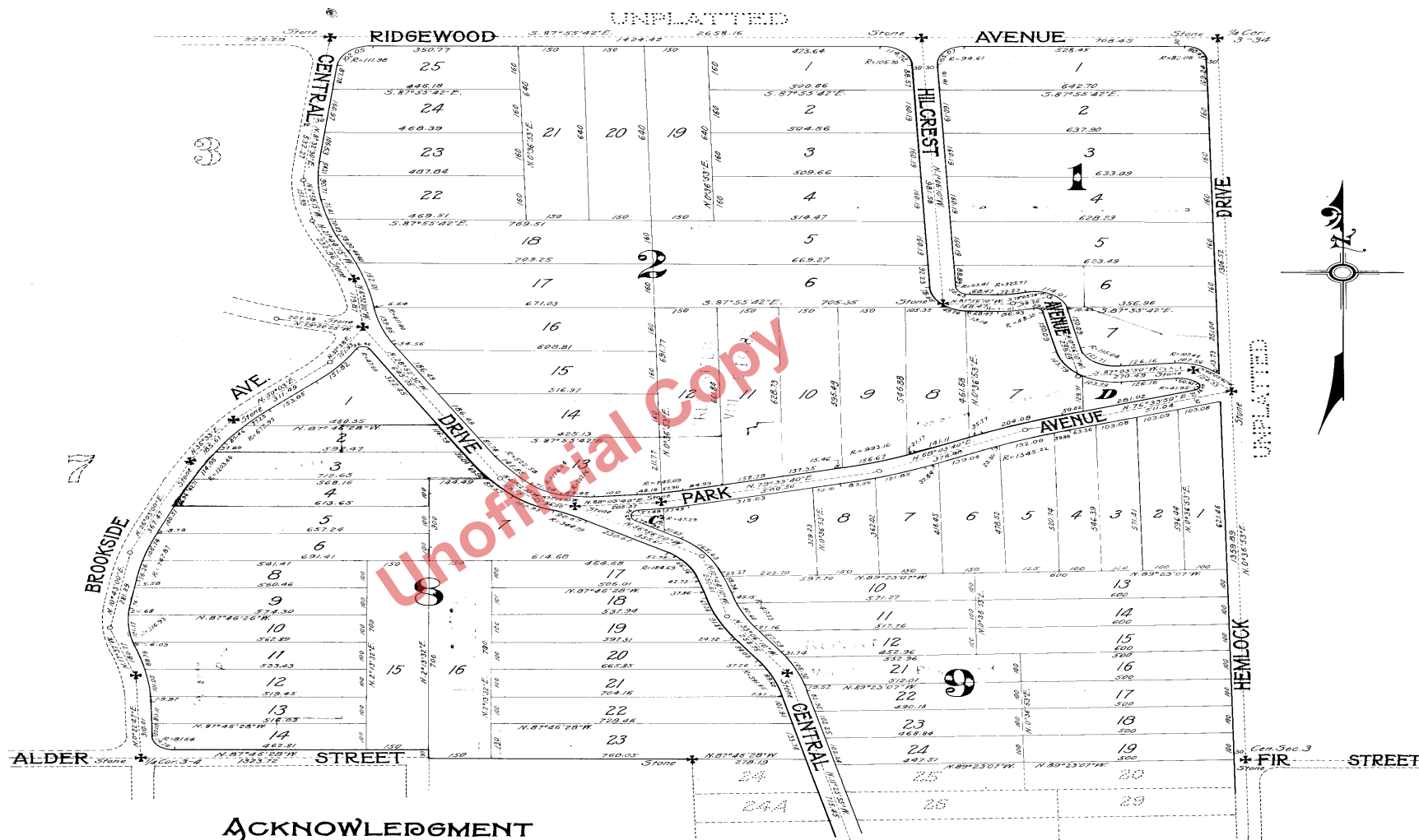
Howard H. Hamlin
William G. Hamlin
Philo D. Hamlin

FIRST ADDITION TO LAKE FOREST PARK

June 1911.

Scale: 1"=200'

B.E. Corlett, C.E.



ACKNOWLEDGMENT

State of Washington } s.s.
County of King } This is to certify that on this 23rd day of May A.D. 1912 before me personally appeared Ferd Strabensfeldt and Linar Spelberg to the known to be the President and secretary of "North Seattle Improvement Company" the corporation that executed the within and foregoing instrument who acknowledged 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, and also personally appeared Howard H. Hamlin, William

G. Hamlin and Philo D. Hamlin to me known to be the persons described in and who executed the within and foregoing instrument and acknowledged that the executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.
In witness whereof I have hereunto subscribed my name and affixed my notarial seal the day and year in this certificate first above written.

A. H. Reid
Notary Public in and for the State of Washington, residing at Seattle.

SEE SURVEY VOL. 12 PGE 253



