

1349-105

Given under my hand and official seal this 28th day of December A.D. 1926.
(H.H.H. Notarial Seal)
(Com.Ex. Nov. 9, 1929)
Harold H. Hartman
Notary Public in and for the State of Washington,
residing at Seattle
Filed for record at request of Grantee, Feb. 1, 1927, at 22 min past 9 A.M.
George A. Grant, County Auditor

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Seattle Title Trust Company
To
John Lindstrom
Warranty Deed

Special Warranty Deed

The Grantor, Seattle Title Trust Company, a corporation duly organized and existing under the laws of the State of Washington with its principal office at Seattle, Washington, 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 John Lindstrom the following described real estate situated in the County of King, State of Washington, to-wit:
Lots seven (7) and eight (8) and the northeasterly one-half (NE 1/2) of Lot six (6) in block two (2) Lake Forest Waterfront Addition, according to the Plat on file in the office of the Auditor of King County, Washington; together with shorelands of the second glass lying in front of and abutting thereon.
Together with the appurtenances;
To have and to hold the said premises with the appurtenances unto the said John Lindstrom forever;

And the Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants 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 appurtenances.

The following restrictions shall run with the lands in this deed described and be binding upon the grantee, his heirs and assigns;

1. It is 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.
2. The Grantee, his heirs and assigns shall so build all buildings upon the property conveyed and endeavor to so guard all streams running past or through the property that the water will remain sweet and pure and fit for drinking purposes, and they shall not check or dam the water or interfere with it further than may be necessary for the uses of irrigation and drinking purposes.
3. If the Grantee, his heirs, or assigns, shall violate any or either of the conditions or restrictions in this deed contained, then upon such breach of conditions, the title to the premises hereby conveyed, shall revert immediately to the grantor, its successors or assigns and grantor, its successors or assigns may re-enter and take possession of the premises hereby conveyed.

Subject to taxes, liens, assessments and other encumbrances of record subsequent to November 14th, 1923.

This deed is given in fulfillment of that certain real estate contract entered into under date of November 14th, 1923, by and between North Seattle Improvement Company and John Lindstrom.

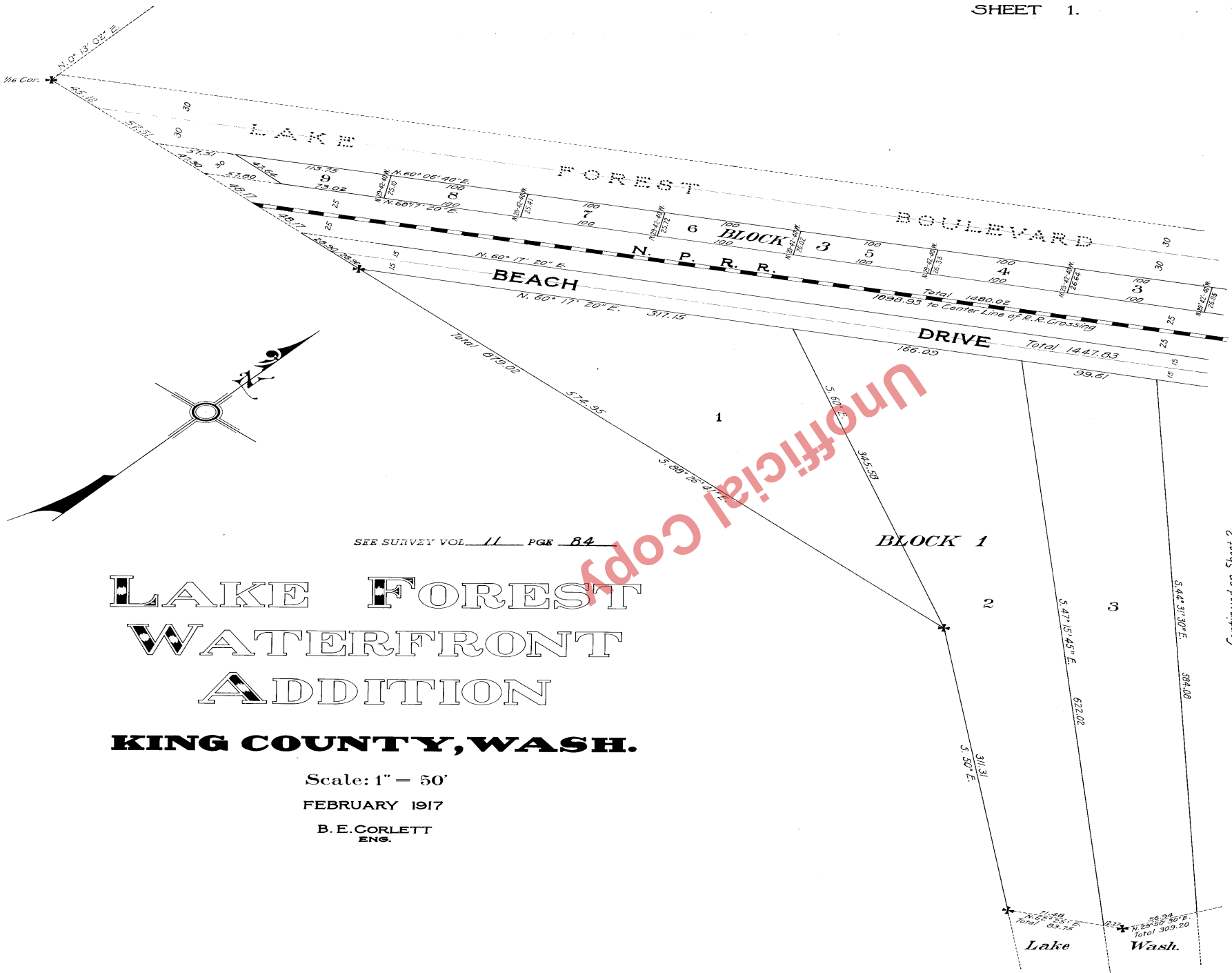
In witness whereof, Seattle Title Trust Company by resolution of its Board of Trustees has caused these presents to be subscribed by its Vice President and attested by its Assistant Secretary and its corporate name and seal to be hereunto affixed this 28th day of January A.D., 1927.
(S.T.T.Co. Corp.Seal)

Seattle Title Trust Company
By J. Arthur Younger
Vice President
Attest: Henry H. Judson
Assistant Secretary

State of Washington)SS
County of King

On this 29th day of January A.D. 1927, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J. Arthur Younger and Henry H. Judson, to me known to be the Vice President and Assistant Secretary, respectively, of Seattle Title Trust Company, 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 were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

SHEET 1.

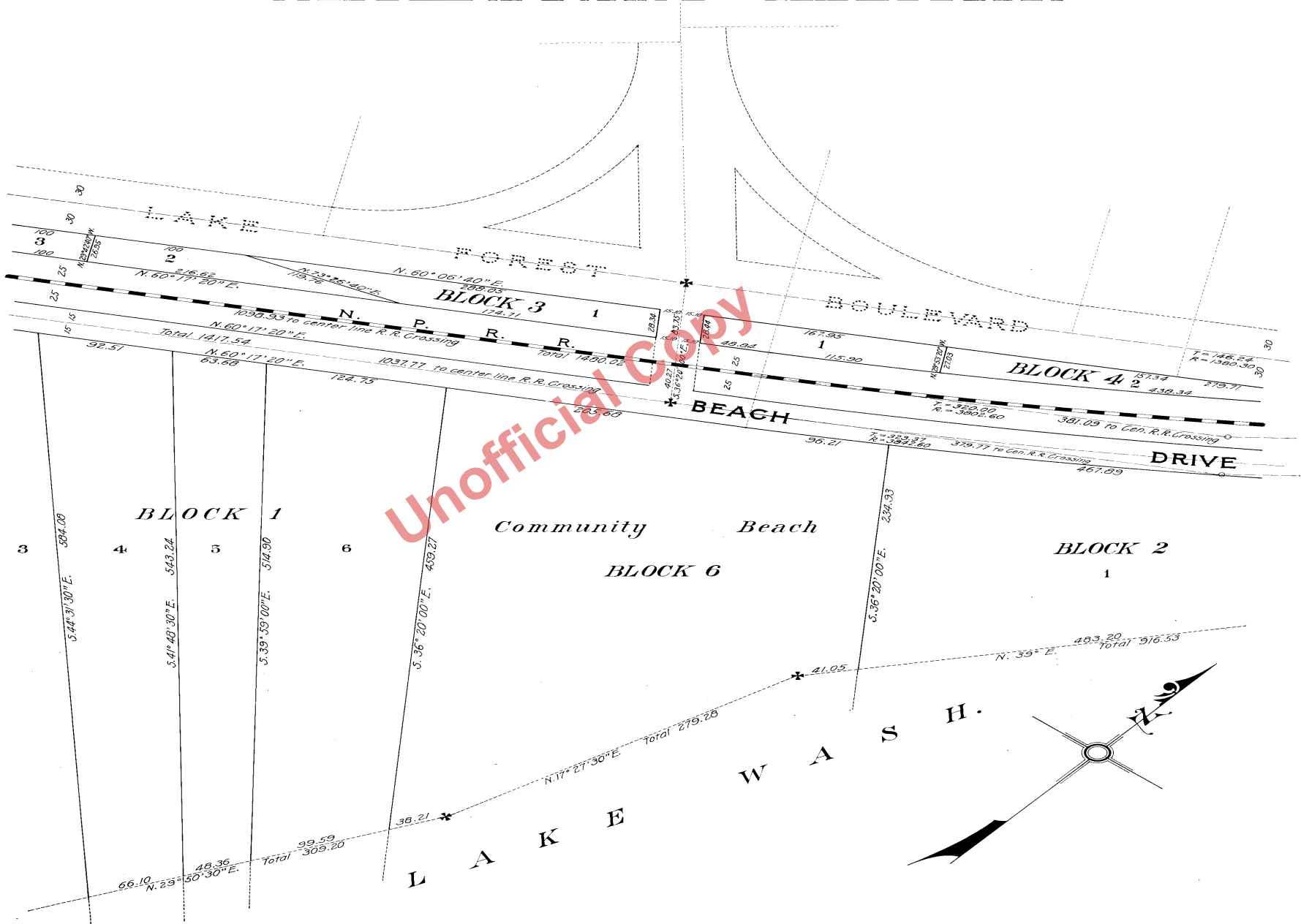


LAKE FOREST
WATERFRONT
ADDITION
KING COUNTY, WASH.

Scale: 1" = 50'
FEBRUARY 1917
B. E. CORLETT
ENG.

Continued on Sheet 2

LAKE FOREST WATERFRONT ADDITION



Continued on Sheet 3

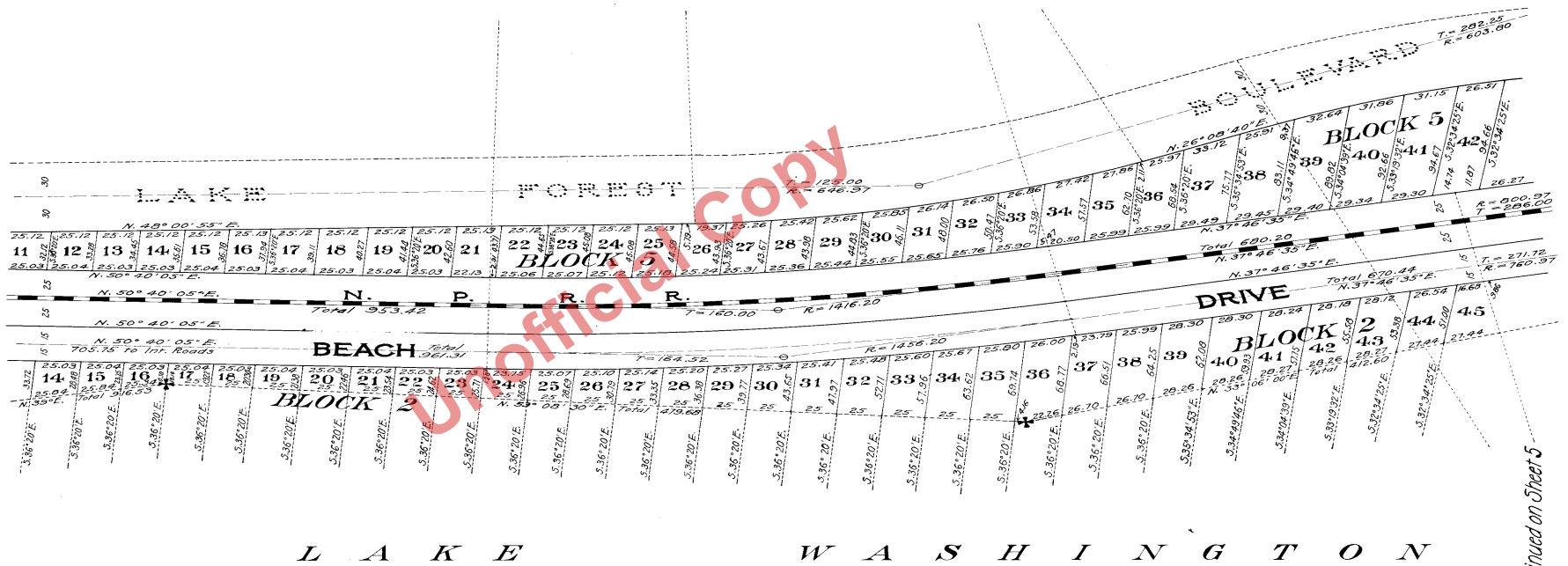
3/6



Continued on Sheet 4

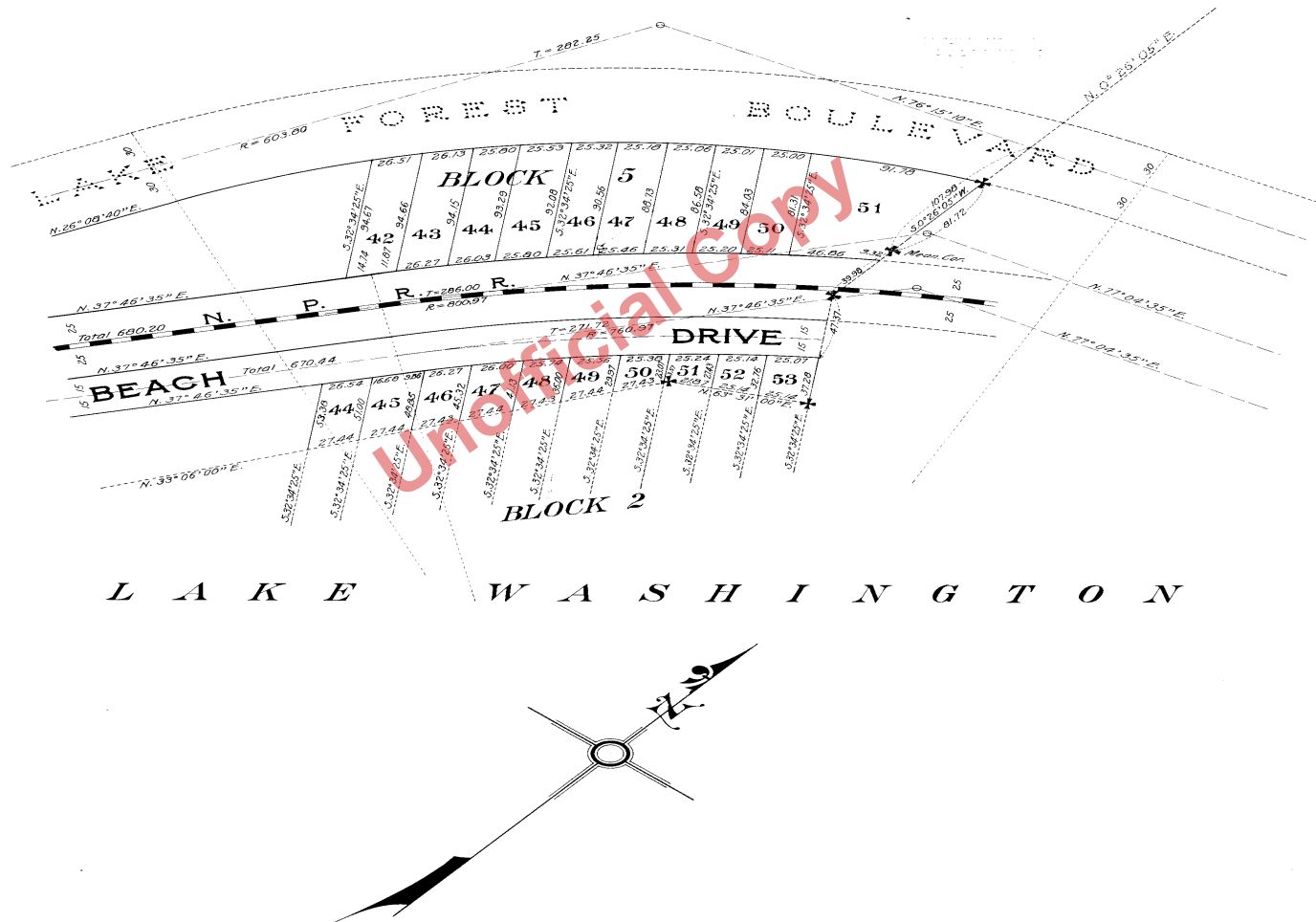
SHEET 4.

LAKE FOREST WATERFRONT ADDITION



Continued on Sheet 5

LAKE FOREST WATERFRONT ADDITION



LAKE FOREST WATERFRONT ADDITION

DESCRIPTION

This plat of "Lake Forest Waterfront Addition" embraces all that portion of Government Lots 1 & 2 of Section 10, T. 26 N., R. 4 E., W. 4 M. abutting upon the original plat of "Lake Forest Park" and lying south and east of "Lake Forest Boulevard" (except a right of way 50 feet wide owned by the Northern Pacific Railroad Company, as shown on the foregoing plat), together with the shore lands in front of said plat extending out to deep water of Lake Washington.

I hereby certify that the plat of "Lake Forest Waterfront Addition" is based upon an actual survey and subdivision of Section 10, T. 26 N., R. 4 E., W. 4 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.

Examined and approved this 7 day of August,
A. D. 1917.



Glaude C. Ramsay
Chairman of Board of County Commissioners

Attest: Norman M. Wardall
Clerk of Board

by P. P. Bliss
Deputy

Examined and approved this 7 day of August,
A. D. 1917.

S. J. Humes
County Engineer
C. P. Mowry
Deputy

NOTE:

All points on plat marked thus: * signifying concrete monuments.
All radii of curves refer to center line of curves.

DEDICATION

Know all men by these presents that, "North Seattle Improvement Company, a corporation under the laws of the State of Washington, and "A. H. Reid & Co., a corporation under the laws of the State of Washington, and H. V. Würdemann, and May A. Würdemann, his wife, owners in fee simple of the tract or land herein described and Howard H. Hamlin and "The Puget Sound Savings and Loan Association, a corporation under the laws of the State of Washington, mortgagees have caused the same to be platted as "Lake Forest Waterfront Addition, and hereby dedicate to the use of the public forever all streets and Drives shown thereon, 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 streets and Drives shown thereon.

In witness whereof the "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 said "A. H. Reid & Co." has caused its corporate name to be hereunto subscribed by its proper officers and its corporate seal to be hereunto affixed, and H. V. Würdemann and May A. Würdemann, his wife, have hereunto subscribed their names and Howard H. Hamlin has hereunto subscribed his name and the Puget Sound Savings and Loan Association has caused its corporate name to be hereunto subscribed by its proper officers and its corporate seal to be hereunto affixed, this 2nd day of August, A. D. 1917.



North Seattle Improvement Company

by Alvin R. Bravender, President

Einar Soelberg, Secretary

A. H. Reid & Co.

by A. H. Reid, President

Einar Soelberg, Secretary



In the presence of
G. H. Brockman
J. E. Nicholson

H. V. Würdemann
May A. Würdemann
Howard H. Hamlin



Puget Sound Savings & Loan Association

by A. F. Anderson, President

E. W. Campbell, Secretary

ACKNOWLEDGMENT

State of Washington }
County of King } s.s. This is to certify that on this 2nd day of August A. D. 1917, before me personally appeared Alvin R. Bravender and Einar Soelberg to me known to be the President and Secretary of "North Seattle Improvement Company," and A. H. Reid and Einar Soelberg to me known to be the President and Secretary of "A. H. Reid & Co." and A. F. Anderson and E. W. Campbell, to me known to be the President and Secretary of "The Puget Sound Savings and Loan Association," the corporations that executed the within and foregoing instrument who acknowledged said instrument to be the free and voluntary act and deed of said corporations for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seals affixed are the corporate seals of said corporations, and also personally appeared H. V. Würdemann, May A. Würdemann his wife, and Howard H. Hamlin to me known to be the persons described in and who executed the within and foregoing instrument and acknowledged that they 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.



G. H. Brockman

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

1153331

Filed for record at the request of A. H. Reid & Co. Aug. 8-1917 at 15 minutes past 3 o'clock P. M., and recorded in Volume 22 of Plats, page 39, Records of King County, Washington.

by M. Dean
Deputy

Norman M. Wardall
County Auditor

A. G. Simmer
Draftsman