

WASHINGTON  
TITLE INSURANCE  
COMPANY

3417018

Form L 26

PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT

For value received the undersigned assignor, holders of that certain real estate contract entered into on the 9th day of March 19 44, between LEORA COLE AND DAVID M. COLE, her husband, as seller, and VIVIAN Y. LAMBRECHT, wife of Louis K. Lambrecht,

as purchaser, for the sale and purchase of the following real estate situated in KING County, Washington, to-wit:

Lot eight (8), block four (4), BEVERLY HEIGHTS, an addition to the City of Seattle, according to plat thereof recorded in Volume 19 of plats, Page 48, records of King County.

does hereby assign, transfer and set over to HAROLD B. MYERS, a married man, the assignee, the said real estate contract, and said assignors do bargain, sell and convey said described premises to said assignee, who hereby assumes and agrees to fulfill the conditions of said real estate contract. Dated this 22nd day of September, 19 44.

*Vivian Y. Lambrecht*  
*Louis K. Lambrecht*  
by *Harold B. Myers*  
his attorney in fact

STATE OF WASHINGTON,

STATE OF WASHINGTON, } ss.  
County of King

On this 22nd day of September, 19 44, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Vivian Y. Lambrecht,

to me known to be the individual described in, and who executed the within instrument for her self and also as the Attorney in Fact for Louis K. Lambrecht and acknowledged to me that she executed and sealed the same as her own free and voluntary act and deed for her self, and also as the free and voluntary act and deed as Attorney in Fact for said Louis K. Lambrecht in the capacity and for the uses and purposes therein mentioned, and that said individual is not deceased nor insane.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.  
Notary Public in and for the State of Washington, residing at Seattle  
LAWYERS & REALTORS TITLE INSURANCE CO. - ACKNOWLEDGMENT - SELF AND ATTORNEY IN FACT

the corporation that executed the foregoing instrument, and 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 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 first above written.

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

Filed for Record Sept 25 1944 3 37 P.M.  
Request of Seattle Title Company  
ROBERT A. MORRIS, County Auditor

3417019

PROTECTIVE COVENANTS

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KNOW ALL MEN BY THESE PRESENTS, That, WHEREAS, the RIDGE HOMES, INC., a Washington corporation of Seattle, Washington, are the owners in fee of all lots in LAKE RIDGE DIVISION Number 3 according to plat heretofore filed in the Auditor's office of King County, Washington, Volume 40 of Plats, Page 10, King County Records, and

WHEREAS, there is now a mortgage on all of said premises in favor of CONTINENTAL, INC., dated April 14, 1944, recorded in Volume 1932 of mortgages, page 572; and Auditor's file number 3380275, and

WHEREAS, the said Ridge Homes, Inc. desire to provide protective and restrictive covenants pertaining to all lots and tracts in said plat in the form and on the conditions hereinafter set forth, and the said CONTINENTAL, Inc. is agreeable to the creation of such covenants.

NOW, THEREFORE, IT IS HEREBY EXPRESSLY COVENANTED AND AGREED AS FOLLOWS:

1. The following Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1970, at which time said Covenants shall be automatically extended for successive periods of 10 years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
2. 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 development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
3. Invalidation of any one of these Covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. All lots in the tract shall be known and described as residential lots for single-family occupancy only, except lots 1 and 2, block 9, are reserved for business. No structures shall be erected, altered, placed, or

permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars and other outbuilding incidental to residential use of the plot. This, however, shall not exclude the developers of this tract from maintaining a sales office in the tract.

4A. Lots 1 and 2, block 9, are reserved for retail business use, no business shall be permitted that violates any of the laws applicable, and that no intoxicating liquors shall be sold by the drink.

5. No building shall be erected, placed or altered on any of the building lots aforesaid which do not comply to the requirements in paragraph four (4) or until a permit has been issued therefor by the King County Planning Commission or other department authorized to approve plans.

6. All garages and outbuildings shall be finished on the exterior in keeping with the main buildings they serve.

7. No building shall be located nearer than 20 feet to the front lot line or nearer than 10 feet to the side street line. No building, except a detached garage or other outbuilding located 65 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line, except lots 1 to 9 inclusive, block 5, as to garage location, also lots 1 and 2, block 2.

8. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 50 feet at the front building setback line.

9. 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.

10. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

11. No dwelling costing less than \$3500.00 shall be permitted on any lot in blocks 1, 2, 3, 4, 5, 8 and 9. The ground floor area of the main structure.

exclusive of one-story open porches and garages, shall be not less than 700 square feet in the case of a one-story structure, nor less than 650 square feet in the case of a one and one-half, two, or two and one-half story structure.

12. A five foot easement is reserved over the rear of each lot for utility purposes.

13. 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 8 months from date of commencement of construction and shall be connected to public sewer.

14. That as to lots one (1) to twenty (20) inclusive, block 5, also Tract C, the rear wooded area of said lots, that portion in ravine, shall be preserved for the appeal benefits to the entire neighborhood. No trees shall be cut for a period of five years without the consent of the grantor.

15. No persons of any race other than the White or Caucasian 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.

16. No fence, wall hedge, or mass planting other than foundation planting, that exceeds three (3) feet in height, shall be permitted between the street line and the main building setback lines.

IN WITNESS WHEREOF, the said RIDGE HOMES, INC. and CONTINENTAL, INC. have caused this agreement to be executed by their officers thereunto this 21<sup>st</sup> day of September, 1944.



RIDGE HOMES, INC.

By: Carl Wambier  
President

By: Low E. Bessinger  
Secretary



CONTINENTAL, INC.

By: Albert Bessinger  
President

By: D. Minock  
Secretary

3105148

STATE OF WASHINGTON }  
COUNTY OF KING } SS

On this 22<sup>nd</sup> day of September, 1944, personally appeared before me CECIL S. VAN VORIS and L. M. BALDWIN, to me known to be the president and secretary of RIDGE HOMES, INC., the corporation that executed the foregoing instrument and 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 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 first above written.



*Cecil S. Van Voris*  
Notary Public in and for the State of Washington, residing at Seattle.

STATE OF WASHINGTON }  
COUNTY OF KING } SS

On this 22<sup>nd</sup> day of September, 1944, personally appeared before me W. WALTER WILLIAMS and D. D. MINNOCK, to me known to be the president and secretary of CONTINENTAL, INC., the corporation that executed the foregoing instrument and 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 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 first above written.



*W. Walter Williams*  
Notary Public in and for the State of Washington, residing at Seattle.

Filed for Record Sept 25 1944 3:40 P.M.  
Request of Seattle Title Company  
ROBERT A. MORRIS, County Auditor

WASHINGTON  
TITLE INSURANCE  
COMPANY

3417022

Form L 26

PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT

For value received the undersigned assignor, holder of that certain real estate contract entered into on the 18th day of February, 1941, between The University National Bank of Seattle, as seller, and Daisy Rosenoff, a widow, and Betty R. Phillips, (the Assignor) since married and whose name is now Betty R. Yeates, as purchaser, for the sale and purchase of the following real estate situated in ----- KING ----- County, Washington, to-wit:

Lots Seven (7) and Eight (8), Block Two (2), UNIVERSITY HEIGHTS ADDITION to the City of Seattle.

said property having been acquired by the Assignor prior to her recent marriage and is her sole and separate estate,

doSS hereby assign, transfer and set over to Daisy Rosenoff, a widow, also known as Daisy W. Rosenoff, the assignee, the said real estate contract, and said assignor doSS bargain, sell and convey said described premises to said assignee, who hereby assumes and agrees to fulfill the conditions of said real estate contract.

Dated this 22nd day of September, 1944.

*Betty R. Yeates*

STATE OF WASHINGTON, }  
County of KING. } ss

On this day personally appeared before me Betty R. Yeates (formerly Betty R. Phillips)



she be the individual described in and who executed the within and foregoing instrument, and she signed the same as her free and voluntary act and deed, for the purposes therein mentioned.

Under my hand and official seal this 22 day of September, 1944.

*Charles H. Edwards*  
Notary Public in and for the State of Washington, residing at Seattle.

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, personally appeared \_\_\_\_\_ and \_\_\_\_\_, President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and 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 \_\_\_\_\_ 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 first above written.

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

Filed for Record Sept 25 1944 3:40 P.M.  
Request of Betty R. Yeates  
ROBERT A. MORRIS, County Auditor

# LAKE RIDGE DIV. NO. 3

GENERAL ENGINEERING CO.  
ENGINEERS

PART NO. 1

MAY 1944

SECTION 12

TWP. 23 N. R. 4 E. W.M.

SCALE 1 IN = 100 FEET

## DESCRIPTION

THIS PLAT OF LAKE RIDGE DIV. NO. 3 PART 1 EMBRACES THAT PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE WEST 1/2 OF THE NE 1/4 OF SECTION 12 T. 23 N. R. 4 E. W.M. WHICH LIES EAST OF THE CREEK THAT FLOWS IN A NORTH WESTERLY DIRECTION AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING A POINT ON THE NORTH LINE OF SECTION 12 T. 23 N. R. 4 E. W.M. EAST OF WHERE THE CREEK CROSSES SAID LINE, WHICH IS 5 87'-46'-52" E. 786.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 12 AND RUNNING THENCE ALONG SAID NORTH LINE S 87'-45'-52" E. 1197.39 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NW 1/4 S. 1°-35'-34" W. 1326.55 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT N 87'-46'-02" W. 962.24 FEET; THENCE N. 2°13' 58" E. 110.00; THENCE N 87'-48'-02" W. 43.68 TO THE CREEK; THENCE ALONG SAID CREEK N 13°-35' E. 90.24 FEET; THENCE N 6°-21' W. 157.96 FEET; THENCE N 09°-49' W. 166.17 FEET; THENCE N. 10°-26' E. 132.22 FEET; THENCE N. 23°-24' W. 170.65 FEET; THENCE N. 10°-09' E. 233.64 FEET; THENCE N. 55°-06' W. 184.36 FEET; THENCE N 28°-39' W. 29.20 FEET TO THE N.W. CORNER OF LOT 2 BLOCK 3; THENCE N 59°-43'-32" E. ALONG THE NORTH LINE OF SAID LOT 2 110 FEET; THENCE N 30°-16'-28" W. ALONG THE WEST LINE OF LOT 1 BLOCK 5 - 124.07 FEET TO POINT OF BEGINNING.

## RESTRICTIONS

NO LOT OR PORTION OF A LOT OF THIS PLAT SHALL BE DIVIDED OR 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 SIX THOUSAND (6000) SQUARE FEET FOR R-1 RESIDENCE USE, WITH A MINIMUM LOT OR TRACT WIDTH OF FIFTY (50) FEET AT THE BUILDING LINE. ALL LOTS IN THIS PLAT ARE RESTRICTED TO RESIDENCE USE GOVERNED BY AND SUBJECT TO RESTRICTIONS RULES AND REGULATIONS OF COUNTY ZONING RESOLUTION NO. 6494 AND ANY SUBSEQUENT CHANGES THEREBY BY OFFICIAL COUNTY RESOLUTION, EXCEPT TRACTS "A" & "E" WHICH WILL BE SOLD ONLY IN CONNECTION WITH ADJACENT PROPERTY TO MAKE UP AREA.

## COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, RIDGE HOMES INC. OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY COVENANT AND AGREE THAT IN CONSIDERATION OF THE ACCEPTANCE AND APPROVAL BY THE PLATTING AUTHORITY OF THIS PLAT WITH CERTAIN STREETS, AVENUES, BOULEVARDS & HIGHWAYS UNIMPROVED, WE WILL IMPROVE IN A MANNER REQUIRED BY THE KING COUNTY PLATTING REGULATIONS, SUCH STREET AVENUE BOULEVARD OR HIGHWAY BEFORE THE SALE OF ANY PIECE OR PARCEL OF LAND BUTTING ON ANY SUCH STREET AVENUE OR DEPOSIT A BOND TO INSURE ITS IMPROVEMENT WITHIN ONE YEAR FROM SUCH SALE. THIS COVENANT TO RUN WITH THE LAND IN THIS PLAT AND TO BE BINDING ON THE PLATTERS FOR THE BENEFIT OF ALL SUCH PURCHASERS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5TH DAY OF MAY A. D. 1944

RIDGE HOMES INC.  
CECIL S. VAN VORIS  
L. E. BALDWIN



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED RIDGE HOMES INC. OWNERS IN FEE SIMPLE OF THE LAND, HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO ALL PARKS, EASEMENTS OR WHATEVER PUBLIC PROPERTY OR PLACES THERE SHOWN ON THE PLAT FOR THE PURPOSES THEREIN INDICATED; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS, AVENUES ALLEYS SHOWN HEREON IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5TH DAY OF MAY A. D. 1944

CONTINENTAL INC.  
W. WALTER WILLIAMS  
D. D. MINNOCK



RIDGE HOMES INC.  
CECIL S. VAN VORIS  
L. E. BALDWIN



## ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 5TH DAY OF MAY A. D. 1944 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED CECIL S. VAN VORIS AND L. E. BALDWIN TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF RIDGE HOMES INC. AND W. WALTER WILLIAMS AND D. D. MINNOCK THE PRESIDENT AND SECRETARY RESPECTIVELY OF CONTINENTAL INC. TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED AND SAID OFFICERS OF SAID CORPORATIONS ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATIONS.

I HEREBY CERTIFY THAT THE WITHIN PLAT OF LAKE RIDGE DIV. NO. 3 IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION MAY-31-1944

CLAY ALLEN VICE CHAIRMAN  
OTWAY PARDEE SECRETARY  
DON S. JOHNSON PLANNING ENGINEER

EXAMINED AND APPROVED THIS 22ND DAY OF MAY A. D. 1944

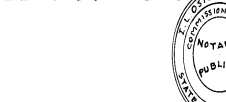
RUSSELL H. FLUENT  
CHAIRMAN BOARD OF COUNTY COMMISSIONERS  
ATTEST: MINNIE E. SMITH  
DEPUTY CLERK OF THE BOARD

3391079

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 1 DAY OF JUNE A. D. 1944 AT 03 MINUTES PAST 3 P. M. AND RECORDED IN VOL. 40 OF PLATS, PAGE 10, RECORDS OF KING COUNTY WASHINGTON

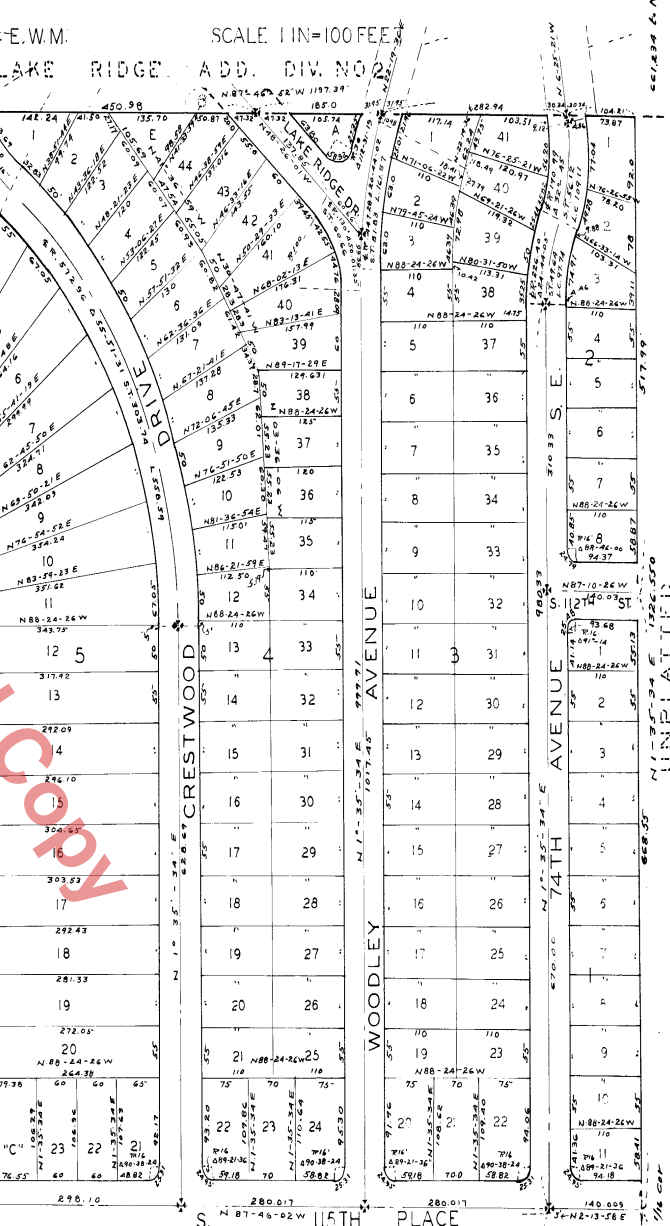
ROBERT A. MORRIS  
COUNTY AUDITOR  
BY M. J. R. WILLIAMS  
DEPUTY COUNTY AUDITOR

I. L. OSTERHOUT  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE



EXAMINED AND APPROVED 19 DAY OF MAY A. D. 1944

A. S. LEEPER  
COUNTY ROAD ENGINEER



10

UNPLATTED

GENERAL ENGINEERING CO.  
BY J. B. HEATH  
CERTIFICATE NO 1508  
RENEWAL NO 856