ILRRANII DEED

THE GRANTOR, VENICE SHORE ACRES, INCORPORATED, of the City of Seattle, County of King, State of Washington, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, conveys and warrants to GEORGE W. SWAIN, a married man, of Seattle, Washington, the following described real estate situate in the County of King, State of Washington, to-wit:

Beginning at the Southwest corner of Government Lot 1 in Section 27, Township 22 North, Range 6 E.W.M.; thence North 88°54'23" East 131.48 feet, thence North 1°09' West 245.66 feet; thence North 88°51' East 80 feet to the East 160.02 feet; thence North 85°46'50" East 80.12 feet; thence North 10°53'10" East 161.66 feet; thence South 85°46'50" East 80.12 feet; thence South 1°09' beginning (ALSO KNOWN AS Lots 20 and 21 in Block 8 of Lake Wilderness Shore Acres, front of, adjacent to and abutting upon the above described property; LESS all coel and minerals and the right to explore for and mine the same.

SUBJECT TO:

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(a) All sele of tracts in Lake Wilderness Shore Acres shall be limited to members of the Caucasian race for all time, and no transfer by this grantee, nor any grantee shall be permitted or shall be lawful if made to anyone other than members of the Caucasian race.

(b) All the buildings shall stand forty feet back of the high water mark back.

(c) No purchaser of any tract or tracts in Lake Wilderness Shore Acres plat herein mentioned will extend any fence below the low water mark, and no dock shall be permitted by any purchaser of those tracts to extend over fifty feet below the low water mark.

(d) All principal buildings shall be completed and painted on the outside within twelve months from date of beginning construction.

(e) The tracts herein to be sold shall be used for dwelling purposes only and no vendee including vendee herein within the plat shall permit or cause to have placed upon this land any dance hall, stores, or amusement resorts of any commercial use for a period of twenty (20) years from the 24th day of August, 1935. It is further stipulated and agreed that no purchaser of vendee or anyone clae shall be permitted to keep boats within this area or upon the waterfront for public renting thereof, nor shall anyone use any of the tracts of this area for the public parking of cars.

(f) All roads as shown on plat to be kept open as public roads until such time as the plat has been filed for record.

(g) All toilets shall be placed within the principal building on the disposal of refuse, etc.

(h) The grantee agrees to assume all risk of damage to any improvements upon the premises, or of the taking of any part of property for public use.

(1) Subject to coal and mineral rights.

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(j) It is expressly agreed that the grantee favors and consents to have the unrecorded plat of Lake Wilderness Shore Acres placed on record at a time to be selected by grantor.

The grantor for itself and for its successors, does by these presents convenant that is is lawful seized in fee simple absolute of any in all and singular the above granted and described premises and appurtenances; that it has good and lawful right to sell and convey the same; that the same is free and clear of all liens and incumbrances and that it hereby WARRANTS AND WILL DEFEND the same from all lawful claims whatsoever except those that may arise through the grantee after this date.

IN WITNESS WHEREOF the grantor has caused these presents to be executed by its President and Secretary thereunto duly authorized and has caused its corporate seal to be hereunto affixed this $24^{\prime 2}$ day of March, 1942.

STATE OF WASHINGTON

COUNTY OF KING

On this 24 hay of 11 and 1942, before me personally appeared, John L. Dumas and L. Hicks Taylor, to me known to be the President and Secretary 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 there mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed thereto 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.

CONVEYANCES ONE DOLL DEUMENTARY



VENICE SHORE ACRES, INCORPORATED

 \mathcal{D} President

Secretary

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