

County, Washington, to-wit:

recorders of said county

and said first part ies principal of said contract the sum of

Dated this 28th

STATE OF WASHINGTON,

County of King

28th On this

IINGTON,

to me known to be the

is the corporate seal of said corporation.



3315507

PROTECTIVE COVENANTS

NOW ALL MEN BY THESE PRESENTS: That whereas, E. C. Swanson and Mildred C. Swanson, his wife, and Elizabeth Ivey did on the M day of and, 1943, file in the office of the County Auditor of King County, Washington, a plat of an addition to the City of Seattle known as "Laurelvista" Addition, an addition to the City of Seattle, which plat is now on record in said office in Volume 39 of Plats, at Page 15; and WHEREAS, said E. C. Swanson and Mildred C. Swanson and Elizabeth Ivey, desire that the same reservations, restrictions and conditions be made to apply to all of the lots in said addition for the mutual benefit of all of the owners of lots in said addition.

NOW THEREFORE, for and in consideration of the promisee, the said E.C. Swanson and Mildred C. Swanson, his wife and Elizabeth Ivey, do hereby declare that all of the lots shown upon the said plat are and shall be subject to the reservations and/or restrictions and conditions as noted below.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1968, at which time said covenants shall be automatically extended for successive periods of ten 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.

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.

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.

1. All lots in the said tract shall be known and described as residential lots. No structures shall be erected, altered, pleed, or permitted to remain on any residential building lot other than one detached single-family dwelling not to exceed two stories in height and a private garage and other outbuildings incidental to residential use of the lot.

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2. No building shall be erected, placed, or altered on any building plot

in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to the location of the building with respect to topography and finished ground elevation, by a committee composed of E. C. Swanson, Mildred C. Swanson, or by a representative designated by a member of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design or location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alternations have been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1944. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3. No buildings shall be located nearer than twenty (20) feet to the front lot line nor nearer than ten (10) feet to any side street line; no building, except a detached garage or other outbuilding located seventy (70) feet or more from the front lot line, shall be located nearer than five (5) feet to any side lot line. - Antima

4. No residential structure shall be erected or placed on any building plot which plot has an area of less than 4500 square feet or a width of less than forty five (45) feet at the front building set back line.

5. No norious 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.

6. 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. 7. No dwelling costing less than \$3,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 720 square feet in the case of a one and one-half, or two story structure.

8. 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. 9. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within six months from date of commencement of construction.

10. An easement is reserved over the rear five feet of each lot for the utility, installation, and maintenance and over such other portions of the lots in said addition as are specified in said Plat or in the dedication thereof. 11. No fence, wall hedge or mass planting shall be permitted to extend nearer to any street than the minimum building set back line except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than two feet above the finish grade at the back of said retaining wall. El anon Midu (Avanson) Mitness: John I recion Elisabeth dver

STATE OF WASHINGTON)

SS: COUNTY OF KING

I, the undersigned, a Notary Fublic in and for the State of Washington, hereby certify that on this day of four 1943, personally appeared before me E. C. Swanson, and Mildred C. Swanson, his wife, and Elizabeth Ivey, to me known to be the individuals described in and who executed the foregoing instrument, and

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CENTER SEG. 10 TWP. 25N. RAE LAURELVISTA A PORTION OF THE NWI/4 OF SEL/4 OF SEC 10-T 25N-R 4 E WM IN CITY OF SEATTLE WIN PARKER & HILL APRIL 1943 SCALE: 1" = 80.00" ENGINEERS 213B Deeds 485 18.1 NAVALAHR Ś. - 100 - 100 EAST 990 S'EASEMENT FOR WATER 25 25 361361 100 136.6 126.6 130 18 6.38 1 18 1 18 1 2 17 2 17 10 0 2 17 2 2 16 90 3 з 16 3 16 .3 0 Si \odot ω Η 4 15 15 15 ω 4 4 4 4 2 139-10 θ ίIJ L V N E 山 マ ¹ Z SO. ź 5 14 5 14 5 14 54 < UNPL. ш AVE 13 50. > | ~ | ° 13 13 13 NA N 6 0 6 6 6 е. 28 0 0 16 Ζ I S 11 So TH H 7 12 OIS 7 12 7 12 7 ·**) 2 10 16 45TI 48 4 8 EI. <+ | 8 EL Ш 8 8 0 a 10 9 10 9 10 9 8 130 100 100' V 100 30 5' EASEMENT FOR WATER 30, 30. 126.67 25 25 THORNBERG'S! 2ND ADD

DESCRIPTION

THIS PLAT OF LAURELVISTA COVERS AND INCLUDES ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECI OI. 72 SN PAE..WM. WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NO THE NORTH & SOUTH CENTER LINE OF SEC. 10. T. 25N. RAE.W. M. WHICH POINT IS S. 0° 29' 09' E 439.00 F ROM THE CENTER OF SAID SECTION 10 AND RUNNING THENCE EAST 90.00'THENCE S. 0° 29' 09' E. 439.20'THENCE N80° 58' 57''W 990.00'TO THE SAID NORTH AND SOUTH CENTER LINE. THENCE ALONG SAID NORTH AND SOUTH CENTER LINE N0° 29' 09''W. 438.90' TO POINT G BEGINNING.

I HEREBY CERTIFY THAT THE PLAT OF LAUREL-VISTA IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED AND THAT THE COURSES AND DISTANCES ARE AS SHOWN HEREON-

> W.R.HILL CERTIFICATE Nº 433 RENEWAL Nº E. 574 DATE: MAY 1943



W.C. THOMAS

EXAMINED AND APPROVED BY ME THIS 28TH DAY MAY, A. D. 1943.

C.L.WARTELLE

3313126

BY M. J. R. WILLIAMS __

DEDICATION

E

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HERE-BY PLATTED. HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS ON THE LOTS, BLOCK. OR PARCELS OF LAND SHOWN AND IN THE ORIGIN-AL GRADING OF ALL STREETS AND OXENUES SHOW HEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS [JS] DAY OF MAY A.D. 1943.

E.C. SWANSON MILDRED SWANSON ELIZABETH _ IVEY

ACKNOWLEDGEMENT

STATE OF WASHINGTON S.S.

THIS IS TO CERTIFY THAT ON THIS IST DAY OF MAY A.D., 1943, BEFORE ME. THE UNDERSIGNED, ANOTARY PUBLC. PERSONALLY APPEARED E.C. SWANSON AND MILDRED C. SWANSON. HIS WIFE. AND ELIZABETH IVEY. A WIDOW, TO ME KNOWN TO BE THE PERSONS WHO SECUTED THE FORE-GOING DEDICATION. AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME ASTHEIF FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THERRIN WACT AND DEED FOR THE USES AND PURPOSES

WITNESS MY HAND AND OFFICIAL SEALTHE DAY & YEAR ABOVE WRITTEN.

I.L.OSTERHOUT NOTARY PUBLIC IN AND FOR THE STATE OF WASH-INGTON. RESIDING AT SEATTLE



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