



WARRANTY DEED

STATUTORY FORM

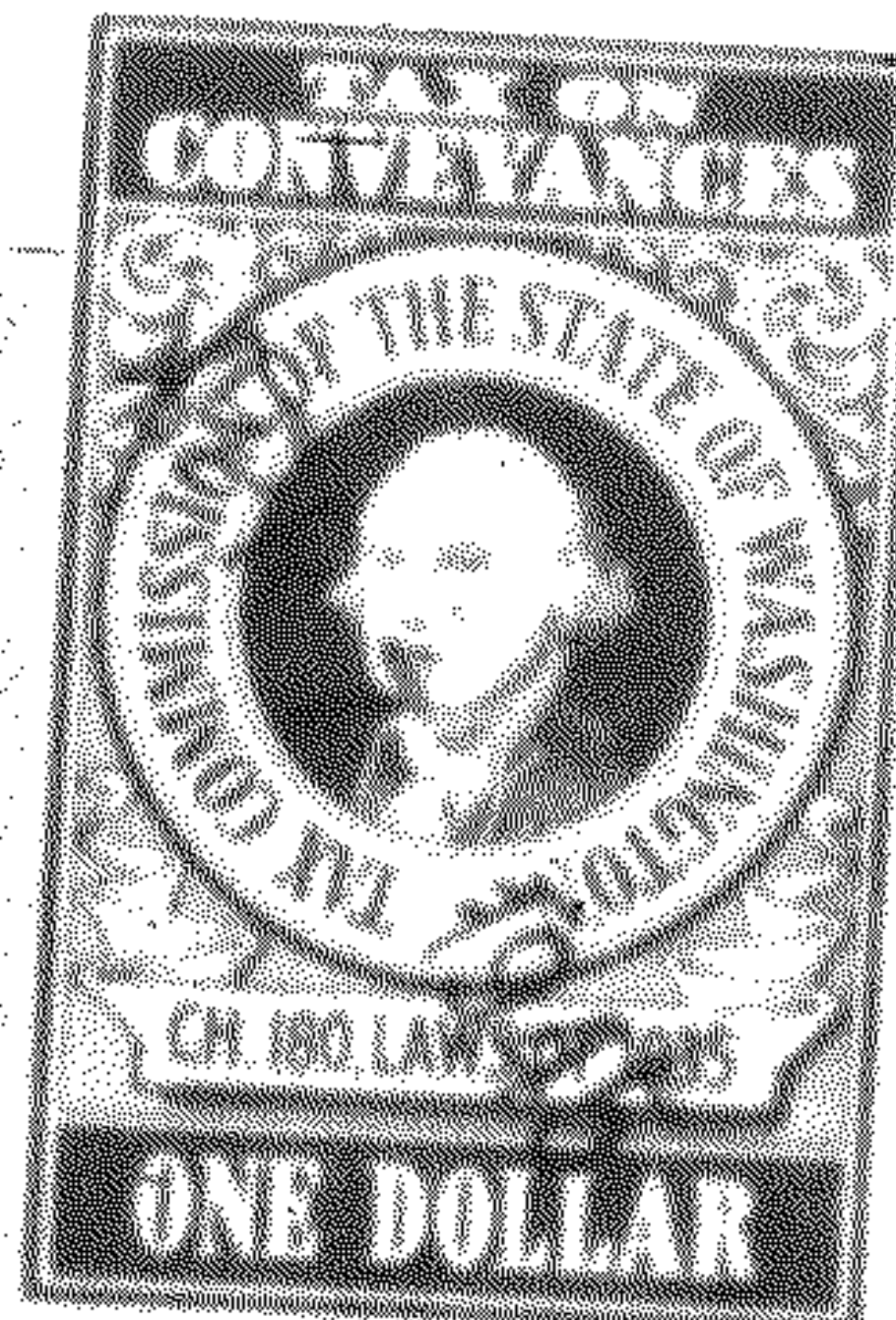
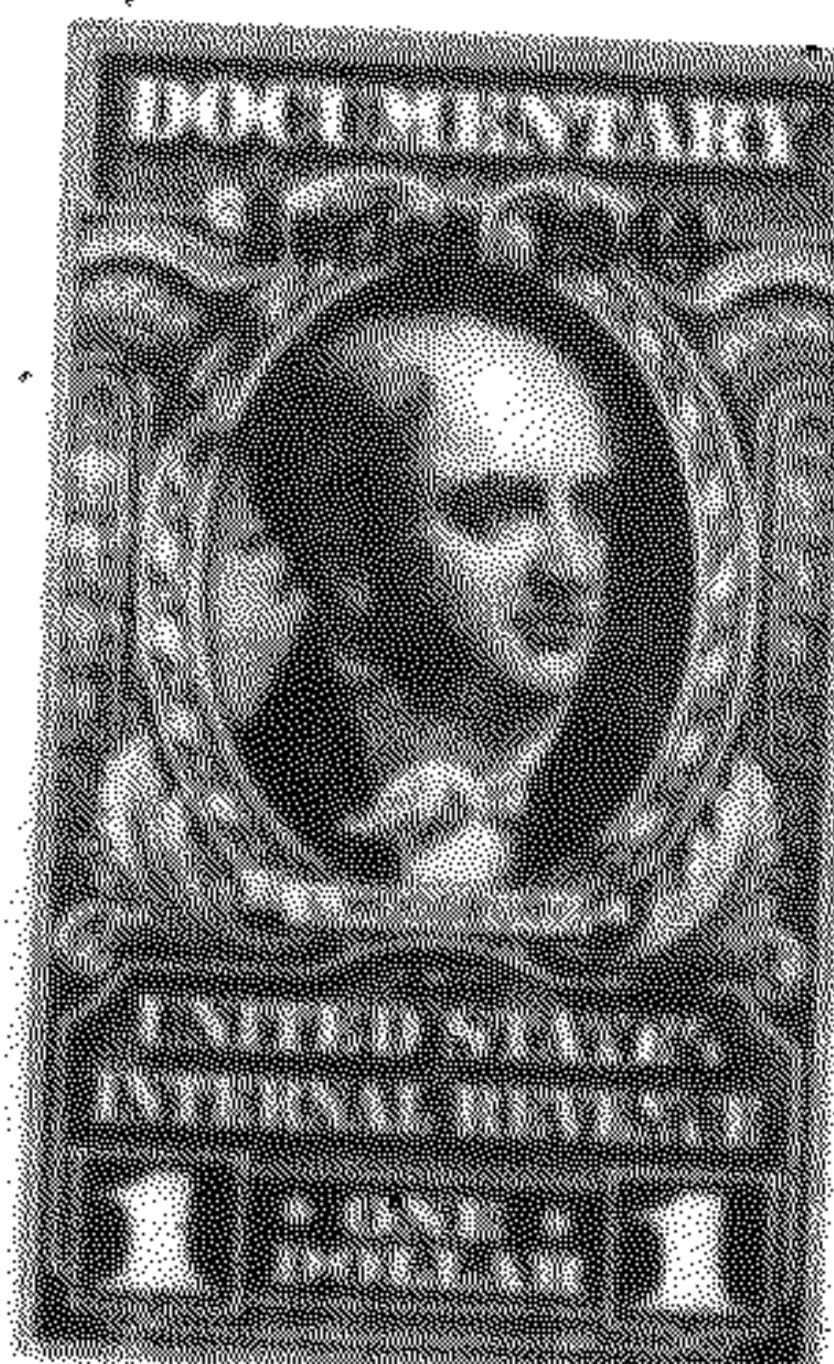
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantor ALLISTER McDONALD, a bachelorof the city of SEATTLE county of KINGstate of Washington, for and in consideration of Ten dollars and no/100

(\$ 10.00 . . .) dollars,

in hand paid, conveys and warrants to ROY J. MAES and RUTH MAES, his wifethe following described real estate, situate in the county of KING

state of Washington: The Westerly 225 feet of the Easterly 270 feet of the South $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 26 North, Range 4 E. W. M., EXCEPT the Southerly 555 feet thereof, AND EXCEPT the Northerly 30 feet thereof, (ALSO KNOWN AS Tract 1 of McDonalds's Northend Tracts, an unrecorded plat); situate in the county of King, State of Washington.



Subject to all taxes and any other claims arising through the party of the second part since the 19th day of March 1945.
subject to the following restrictions:

The vendee agrees that no nuisance, dance hall or other public place of amusement shall be operated or maintained upon said premises, or any portion thereof, during the life of this contract; and that any conveyance made in fulfillment hereof during the life of this contract; and that any conveyance made in fulfillment hereof shall contain restrictions to the same effect for a period of fifteen (15) years from date hereof. Further that the property shall not be conveyed to any other than members of the Caucasian race. All buildings must be completed and painted within six months from date of start of construction and each principal building or dwelling shall be connected with a septic tank. No building shall be closer than thirty (30) feet from the property line facing any street. Property is to be used for residence purposes only excepting lots 1 to 8 inclusive which are zoned for business.

Dated this 7th day of April 1945.ALLISTER McDONALD (SEAL)By John L. Dumas (SEAL)
Attorney in fact.

(SEAL)

(SEAL)