WE, the undersigned, H. H. McLellan and Ella McLellan, with the husband and wife, Owners of McLELLAN VIEW Addition to the City of Seattke, King County, State of Washington, hereby create the following restrictions applying to said McLellan create the following restrictions applying to said McLellan View Addition aforementioned, as follows:

- 1. No building shall be erected on any building lot except one detached dwelling suitable for single family residence, with garage attached to, or in basement of said residence.
- 2. Not more than one residence shall be erected on any one lot in this addition.
- 3. No residence shall be erected nearer than fifty (50) feet East of the West boundary line of Lots One (1) to Eleven (11) inclusive, Block Two (2), McLellan View Addition, and not nearer than twenty (20) feet from the East boundary of these said lots.
- 4. We residence shall be erected on Lots One (1) to Eleven (11) inclusive, Block Two (2), McLellan View Addition, at a cost of less than Five Thousand (\$5000.00) Dollars, and no residence shall be erected on Lots One (1) to Twelve (12) inclusive, Block One (1), McLellan View Addition at a cost of less than Thirty-five Hundred (\$3500.00) Dollars.
- 5. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
- 6. No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, except that this convenant shall not prevent occupancy by domestic servants or any of the above races who may be employed by an owner or tenant.
- 7. No basement, garage, or partially erected dwelling shall be used as a residence, nor shall any residence of a temporary character be permitted.
- 8. No structure of any nature shall be permitted to be moved onto any lot.
- 9. These convenants are to run with the land and shall be binding on all parties and all persons claiming under them until October 1st, 1969, at which time said convenants shall be automatically extended for a successive period of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change said convenants in whole or in part.
- 10. If the parties hereto, or future owners of this property, shall violate or attempt to violate any of the convenants or restrictions herein before October 1, 1969, it shall be lawful for any person or persons owning any other lots in said Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to prevent him or them from doing so or to recover damages or toher dues for such violating or attempting to prevent him or them from doing so or to recover damages or other dues for such violations. Invalidation of any of these convenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

SIGNED by the Parties herto at the City of Seattle, King County, State of Washington, this 27th day of

> HAM Sellan Ella McLellan

STATE of Washington ss.

on this 27th daylof December, 1939, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally arreared H. H. McLELLAN and ELLA McLELLAN, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Notary Public in and for the Sof Washington, residing at Sea

Filled for Record Feb. 2, 1940, 944 ATM.

Manquest of A. H. Mc Fellan

EARL MILLIKIN, County Auditor

MCLELLAN VIEW

AN ADDITION TO THE CITY OF SEATTLE

SCALE I"= 50'

DESCRIPTION

EXAMINED AND APPROVED, THIS IST

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY APPROVED BY ORDINANCE 69587. APPROVED THIS 17TH DAY OF NOV. A D. 1939

W.C. THOMAS

DAY OF_NOV:_A. D. 1939

PRINCIPAL ASSISTANT

THIS PLAT OF M*LELLAN VIEW ADDITION TO THE CITY OF SEATILE. COMMPRISES TRACT 68 WEST SEATILE FIVE ACRE TRACTS. TO CETHER WITH THAT PORTION OF THE SOUTH 20.0 FEET OF WEST STEVENS STREET AS VACATED BY ORDINANCE 53182 AND 25794 ADJOINING SAID TRACT 68

3073786

FILED FOR RECORD AT THE REQUEST OF THE CITY ENGINEER ON THIS_17 DAY OF_NOV. A.D. 1939 AT 100 NPAST 4_P. M. AND RECORDED 1N VOL. 35_PAGE_47 OF PLATS: RECORDS OFKING COUNTY

EARL MILLIKIN

BY A.C. MILLER

ACKNOWLEDGMENT

STATE OF WASHINGTON } S S

THIS IS TO CERTIFY THAT ON THIS JITH DAY OF OCTOBER AD 1993 BEFORE ME THE UNDERSIGNED, A MANUAL PROPERTY OF THE UNDERSIGNED, A MANUAL ELLA MELLLAN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED

WITNESS MY HAND AND OFFICIAL SEAL THIS 11TH DAY OF OCTOBER A. D 1939

E. H. SAVAGE

NOTARY PUBLIC IN AND FOR THE STATE OF



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED H.H.M*LELLAN AND ELLA M*LELLAN HIS WIFE, OWNERS IN FEE SIMPLE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THERERON, AND THE USE THEREOF FOR ALL PUBLIC PUPPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PUPPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OF FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN ON THE ABOVE PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 11TH DAY OF OCTOBER A.D. 1939 H. H. Mª LELLAN

ELLA M°LELLAN

332.56