3348929

WARRANTY DEED

THE GRANTOR, SOUTH SEATTLE LAND COMPANY, a Washington corporation, for and in consideration of Ten Dollars ($10.00), in hand paid, conveys and warrants to MAUDE STEPHINS, the following described real estate, situated in the County of King, State of Washington:

Beginning at a point on the West line of Section 27, Township 23 North, Range 4 East, W.M., distant South 0°01'11" West, 308.29 feet from the northwest corner of said Section 27, and running thence South 89°59'10" East, 1210.00 feet to the true point of beginning of this description; thence North 0°01'11" East, 276.96 feet; thence parallel with the North line of said Section 27, South 89°55'23" East, 80.00 feet; thence South 0°01'11" West, 276.88 feet; thence North 89°59'10" West, 80.00 feet to the true point of beginning.

Subject to any unpaid charges for installation of water service and for water, electric light, power or sewer service furnished to said premises by a city, town or district.

Subject to an easement for electric transmission line over the streets and roads of said unrecorded plat of McMicken Heights as granted by South Seattle Land Company to Puget Sound Power & Light Company, a Massachusetts corporation, by instrument dated November 17, 1930, recorded November 18, 1930, in volume 1477 of deeds, page 630, under auditor's file No. 2642542, records of said county; together with the right to cut brush and trees on adjacent property which, in the opinion of the grantee, constitute a menace or danger to the line, and the right to enter adjacent property for the purpose of making repairs to the line.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor as vendor and grantee as vendee, dated December 21st, 1936, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 21st day of December, 1936; and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 21st day of December, 1936, and any and all liabilities, liens, and incumbrances created, permitted or imposed by the grantee or her predecessors in interest (other than grantor) in the premises hereby conveyed, or any person claiming by, through or under said grantee or her predecessors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and under the following restriction and condition, to-wit: (a) No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the grantee, his heirs, personal representatives or assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit the said property, or any part thereof, ever to be used or occupied by any such person excepting only employes in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises. (b) Grantee, his heirs, personal representatives or assigns, will use this property for residential purposes only.

Dated this 16th day of December, 1941.

SOUTH SEATTLE LAND COMPANY

By John A. Baillargeon
President

By O. R. Linde
Secretary

STATE OF WASHINGTON)
) ss.
County of King)

On this 9th day of January, 1942, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John A. Baillargeon and O. R. Linde to me known to be the President and Secretary, respectively, of SOUTH SEATTLE LAND COMPANY, the corporation that executed the foregoing instrument, and acknowledged the 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 are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

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

Filed for Record Nov. 17, 1943 1:04 P.M.
Request of Maude G. Stephens
ROBERT A. MORRIS, County Auditor