

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 JESSE P. JONES, the following described property, 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, 1835.29 feet from the northwest corner of said Section 27, and running thence South 89°59'10" East, 1430.00 feet; thence South 0°02'46" East, 1280.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning of this description; thence continuing South 89°59'10" East, 100.00 feet; thence South 0°02'46" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0°02'46" West, 275.00 feet to the true point of beginning.

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

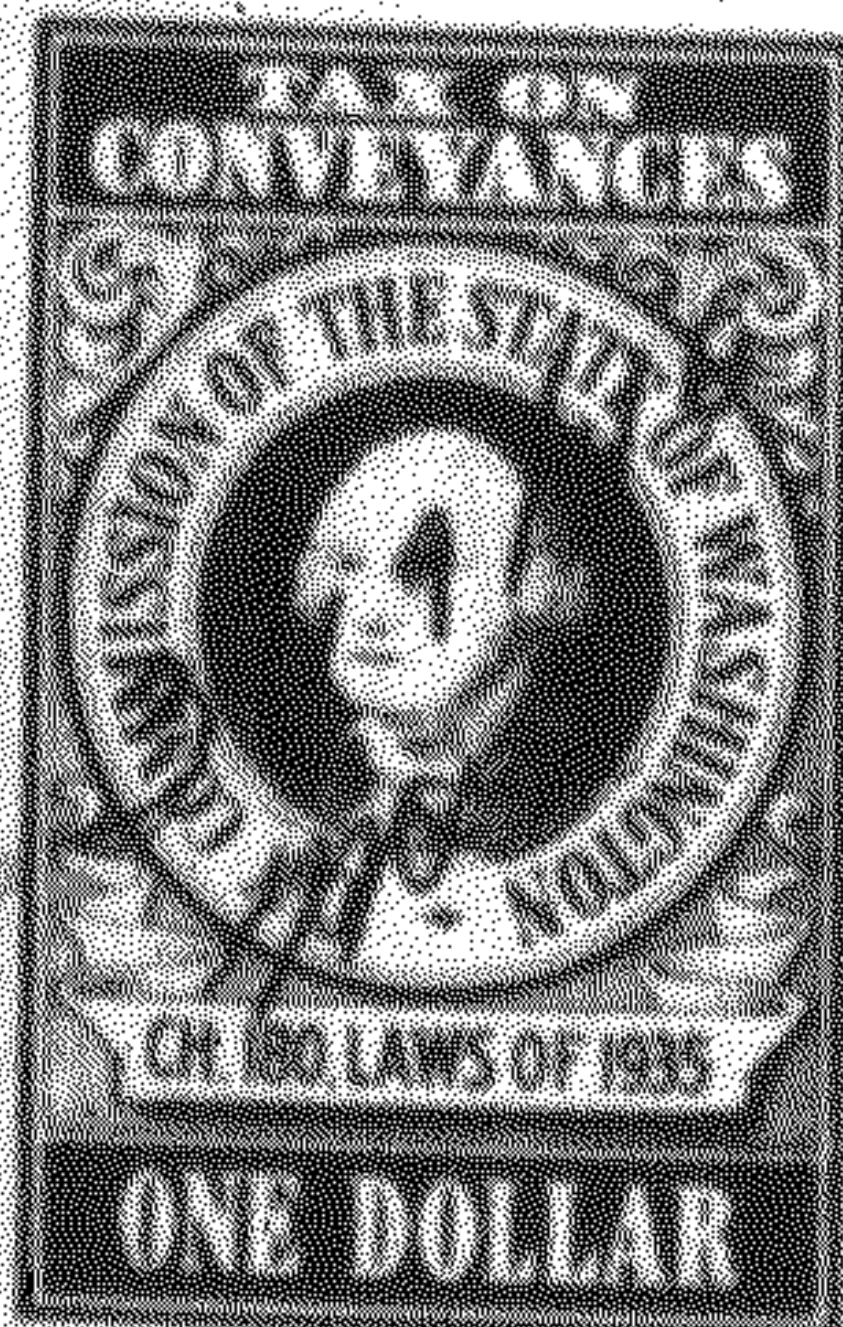
Subject to an easement for electric transmission line over the streets as laid out in the unrecorded plat of McMicken Heights Division No. 4, as granted by South Seattle Land Company, a corporation, to Puget Sound Power & Light Company, a Massachusetts corporation, by instrument dated June 29, 1940, recorded July 25, 1940, in volume 1912 of deeds, page 40, under auditor's file No. 3112960, records of King 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.

Subject to right to make all necessary slopes for cuts or fills upon said premises as granted to County of King, State of Washington, by deed recorded December 13, 1940, in volume 1936 of deeds, page 295, under auditor's file No. 3136420, records of King County.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor, as vendor, and Orville Ivan Ihrke and Violet May Ihrke, his wife, dated August 17, 1942, which contract was assigned and Warranty Deed given back to South Seattle Land Company on April 20, 1945. The covenants of warranty contained in this deed are hereby expressly limited to and made as of August 17, 1942, and there are excepted from the warranties hereof, any and all taxes and assessments becoming payable after August 17, 1942, and any and all liabilities, liens and encumbrances created, permitted or imposed by the grantee or his predecessors or successors in interest (other than grantor) in the premises hereby conveyed, or by any person claiming by, through or under said grantee or his predecessors or successors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and under the following restrictions and conditions, to-wit: (a) The Grantee, his heirs, personal representatives, or assigns, will not erect or maintain, or permit to be erected or maintained, any dwelling of the value of less than Fifteen Hundred Dollars (\$1500.00) nor shall any portion of such dwelling house be erected or maintained on any part of said premises within Forty (40) feet of the line of any street, PROVIDED, the foregoing restrictions shall not apply if the type and exterior design and intended location of said dwelling has first been approved by South Seattle Land Company. (b) 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 employees in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.

Dated this 12th day of March, 1946.



SOUTH SEATTLE LAND COMPANY

By H. Maurine Lunde
President.

By [Signature]
Secretary.

