

Monte Vista
from Seattle Trust Co.
to E. H. Spreine

Special Warranty Deed
1500-76

p 75-76
plot 1

Lot twelve (12), Block one (1), Monte Vista #2 Addition to the City of Seattle, according to the official plat thereof recorded in Volume 29 of Plats, page 30, records of said County.

Subject to the right of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat and the reasonable, original grading of all the streets and avenues shown thereon, as granted in the dedication of the plat.

Subject to water, water rights, and matters relating thereto.

Subject to taxes, assessments and encumbrances of record subsequent to December 11, 1926.

Together with the appurtenances.

To have and to hold the said premises with the appurtenances unto the said E. H. Spreine forever.

And the grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming, or to claim by, through or under said grantor and not otherwise, it will forever warrant and defend the said lands, premises and appurtenances except as herein set forth.

The following restrictions shall run with the lands in this deed described and be binding upon the grantee, his heirs and assigns;

1. It is the purpose of the seller to make and keep said addition a high class residence district, and it is agreed that said premises or any part thereof shall not be sold or leased or permitted to be occupied by any person or persons not of what is commonly known as the white or Caucasian race.

2. The grantee, his heirs and assigns, shall so build all buildings upon the property conveyed and endeavor to so guard all streams running past or through the property that the water will remain sweet and pure and fit for drinking purposes, and they shall not check or dam the water, or interfere with it further than may be necessary for the use of irrigation and drinking purposes.

3. There shall never be sold upon any part of Monte Vista Addition by any persons whomsoever, intoxicating liquors, spirituous or malt, of any kind or character except such as a physician may prescribe.

This deed is given in fulfillment of that certain real estate contract executed by and between the grantor and grantee herein, under date of December 11th, 1926.

In witness whereof, Seattle Trust Company has caused these presents to be subscribed by its Vice President and Assistant Secretary, and its corporate name and seal to be hereunto affixed this 13th day of March, 1931.

(S.T.Co. Corp. Seal)

Seattle Trust Company (Formerly
Seattle Title Trust Company)

By Henry H. Judson Vice President

By Harold V. Smith Assistant Secretary

State of Washington) ss.
County of King

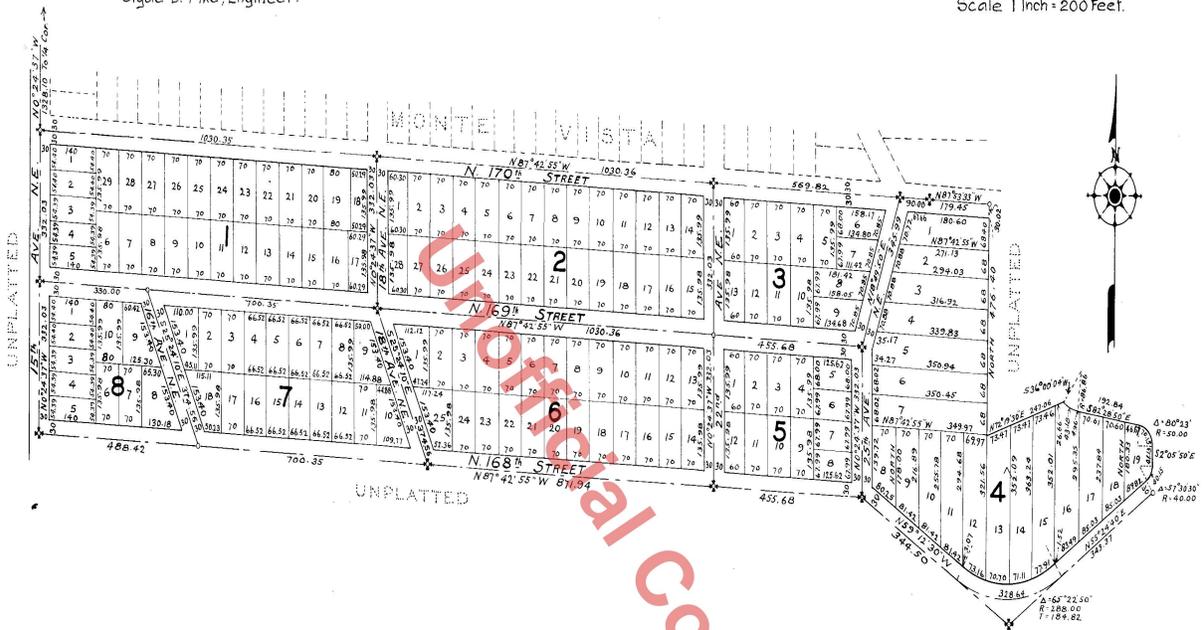
On this 18th day of March, 1931, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Henry H. Judson and Harold V. Smith, to me known to be the Vice President and Assistant Secretary, respectively, of Seattle Trust Company, 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 were 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.

MONTE VISTA No 2

Clyde D. Pike, Engineer.

Scale: 1 Inch = 200 Feet.



DESCRIPTION

This Plot of MONTE VISTA No. 2 covers and includes all of the following described portion of Section 9 Township 26 North Range 4 East W.M., Beginning at the west quarter corner of said section 9 and running thence along the section line $S0^{\circ}24'37''E$ 1328.10 feet, thence from this true point of beginning $S81^{\circ}42'55''E$ 272.05 feet, thence $S81^{\circ}53'33''E$ 179.45 feet, thence South 506.42 feet, thence $N72^{\circ}19'30''E$ 247.06 feet, thence on the arc of a curve to the left, having a radius of 86.86 feet with an initial course of $S53^{\circ}59'56''E$ through $28^{\circ}28'54''$ of curvature a distance of 43.18 feet, thence $S82^{\circ}28'50''E$ 192.84 feet, thence on the arc of a curve to the right having a radius of 50.00 feet, through $80^{\circ}23'$ of curvature a distance of 70.15 feet, thence $S2^{\circ}55'00''E$ 41.13 feet, thence on the arc of a curve to the right having a radius of 40.00 feet through $57^{\circ}30'30''$ of curvature a distance of 40.15 feet, thence $S34^{\circ}35'20''E$ 30.00 feet, thence $S55^{\circ}24'40''W$ 343.37 feet, thence on the arc of a curve to the right having a radius of 288.00 feet through $65^{\circ}22'50''$ of curvature a distance of 328.64 feet, thence $N59^{\circ}12'30''W$ 344.50 feet, thence $N81^{\circ}42'55''W$ 2516.33 feet, thence $N0^{\circ}24'37''W$ 664.06 feet to the true point of beginning.

I hereby certify that this plot of MONTE VISTA No. 2 is based upon an actual survey and subdivision of section 9 Township 26 North Range 4 East W.M., that the courses and distances are shown hereon correctly, that the monuments have been set, and lot and block corners staked on the ground.

Clyde D. Pike.

Examined and approved this 22nd day of Nov. AD 1926

Thomas R. Beeman
County Engineer

By Thomas D. Hunt,
Deputy

DEDICATION

I, the undersigned, know all men by these presents that SEATTLE TITLE TRUST COMPANY a corporation under the laws of the State of Washington, owners in fee simple of the land hereby platted, hereby declare, this plot and dedicate, to the use of the public forever all streets and avenues shown hereon and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts or fills upon the lots and blocks shown on this plat in the reasonable original grading of all the Streets and avenues shown hereon.

In Witness Whereof the said SEATTLE TITLE TRUST COMPANY has caused its corporate name to be hereunto subscribed by its proper officers and its corporate seal to be hereunto affixed this 17th day of November AD 1926.

In the presence of
 J. C. Bogardus
 Frank R. Murtha
 SEATTLE TITLE TRUST COMPANY
 Worrall Wilson
 President.
 Henry H. Judson
 Assistant Secretary



Examined and approved this 23rd day of Nov. AD 1926

Wm. A. Gaines
Chairman, Board of County Commissioners.

Attest C. F. Cagle
Dep. Clerk of Board of
County Commissioners.



ACKNOWLEDGMENT

State of Washington)
 County of King) SS
 This is to certify that on this 17th day of November AD 1926, before me personally appeared Worrall Wilson and Henry H. Judson to me known to be the President and Assistant Secretary respectively of the Seattle Title Trust Company, the corporation that executed the foregoing instrument, who 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 were authorized to execute said instrument and that the seal affixed is the corporate seal of said Corporation.

In Witness whereof I have hereunto subscribed my name and affixed my official seal the day and year first above written.

L. R. Ryan
Notary Public in and for the State
of Washington, residing at Seattle.



2271818

Filed for record at the request of King County Engineer Nov. 24th AD 1926, at 18 minutes past 9 o'clock A.M. and recorded in Vol. 29 of Plots, page 45. Records of King County, Washington.

By [Signature]
County Auditor

By _____
Deputy

Thomas H. Corder,
Draftsman.



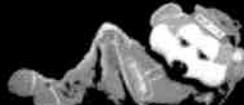
25th Ave Ne & Ne 168th St
Seattle WA
98155 US

Notes:

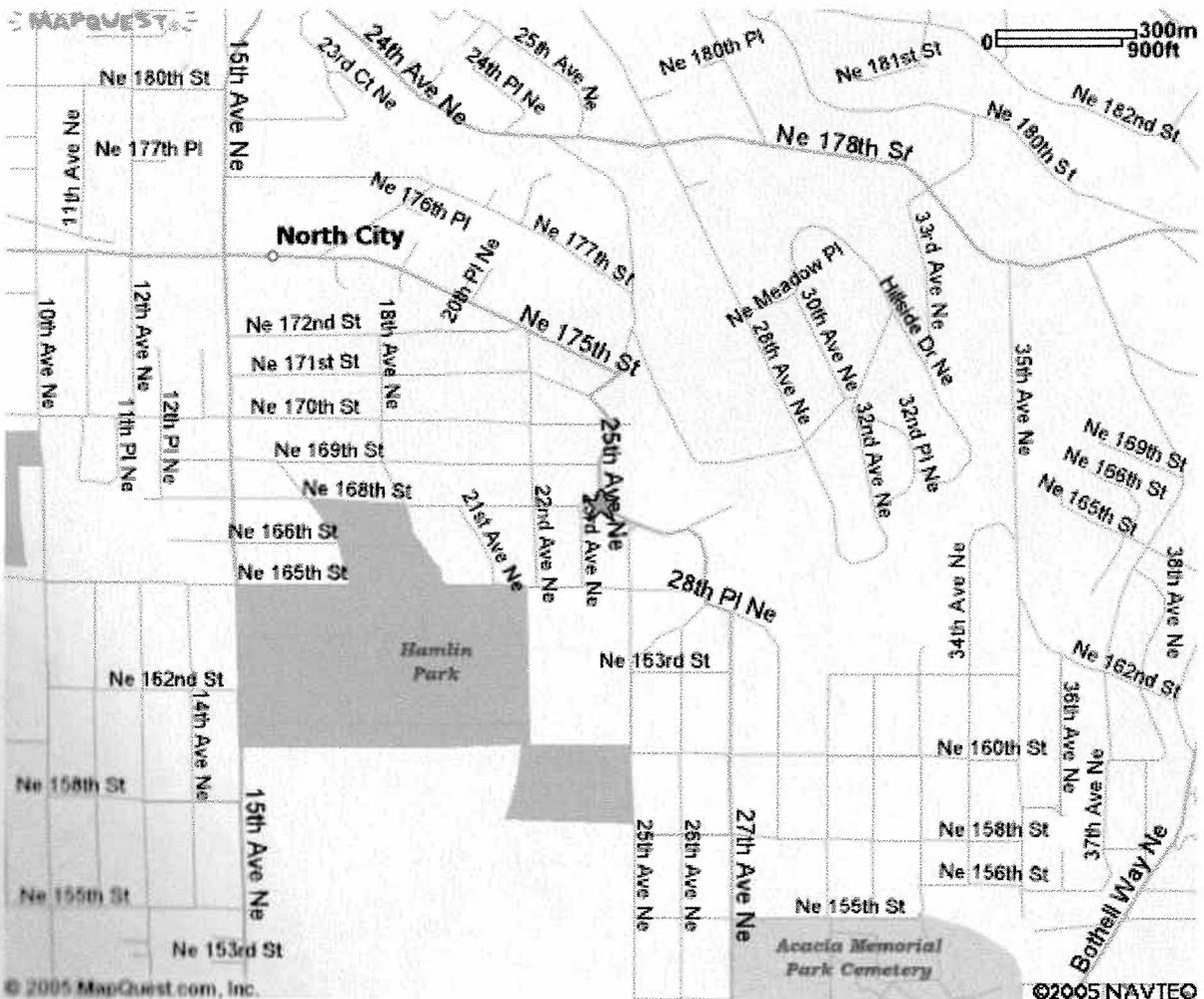
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