

Statutory Warranty Deed

THE GRANTOR WALTER G. SMITH and DOLLY B. SMITH, husband and wife, of the City of Seattle, County of King, Washington.

for and in consideration of One Thousand - - - - - Dollars (\$1000.00), in hand paid, conveys and warrants to JOANNA M. MAYER and LUDWIG MAYER, her husband,

the following described real estate, situate in the County of King State of Washington: That portion of the northwest quarter of the northeast quarter of section six (6), township twenty-two (22) north, range four (4) east W.M. described as follows: Beginning at the southeast corner of said subdivision; thence south 89°20'41" west 687.20 feet to the true point of beginning of the tract herein described; thence north 40°59'00" west 471.56 feet to the southeasterly line of 4th Place Southwest (Fairway Drive); thence on a curve to the left having a radius of 970 feet, whose central angle bears south 42°37'09" east, a distance of 100.04 feet; thence south 40°54'16" east 378.50 feet; thence north 89°20'41" east 131.44 feet to the true point of beginning.

Restrictions contained in deed dated August 4, 1943, executed by John L. Dumas, a married man, to William R. Stevens and Cassie M. Stevens, his wife, recorded August 4, 1943, in volume 2152 of deeds, page 404, under auditor's file No. 3327177, records of said county, substantially as follows: All tracts sold in Normandy Park Annex shall be sold to members of the Caucasian race only and no transfer of property shall be made by the purchaser of any tract to any person other than one of the Caucasian race. The principal building shall be completed and painted on the outside within six months from date of beginning of the construction and shall be used for residence purposes only. All toilets shall be placed within the principal building on the respective lots and each purchaser shall be required to put in a septic tank for the disposal of refuse, etc. No principal dwelling shall cost less than \$2250.00 and shall set back from the street line a distance of not less than 50 feet and not less than 15 feet from either sideline. All tracts are restricted against use as dog kennels, or any other commercial use that would be classed as a nuisance.

Reservations of an undivided one-eighth interest in and to all oil, gas and other minerals in, under or upon said premises, but no right to disturb any surface rights in connection with the extraction of said oil, gas or minerals, created in that certain deed executed August 7, 1928 by Gatzert Schwabacher Land Company, a Washington corporation, to Seattle Title Trust Company, a Washington corporation, recorded August 9, 1928 in volume 1402 of deeds, page 359, under auditor's file No. 2481108, records of said county.

Dated this 3rd. day of August, A. D. 19 45.



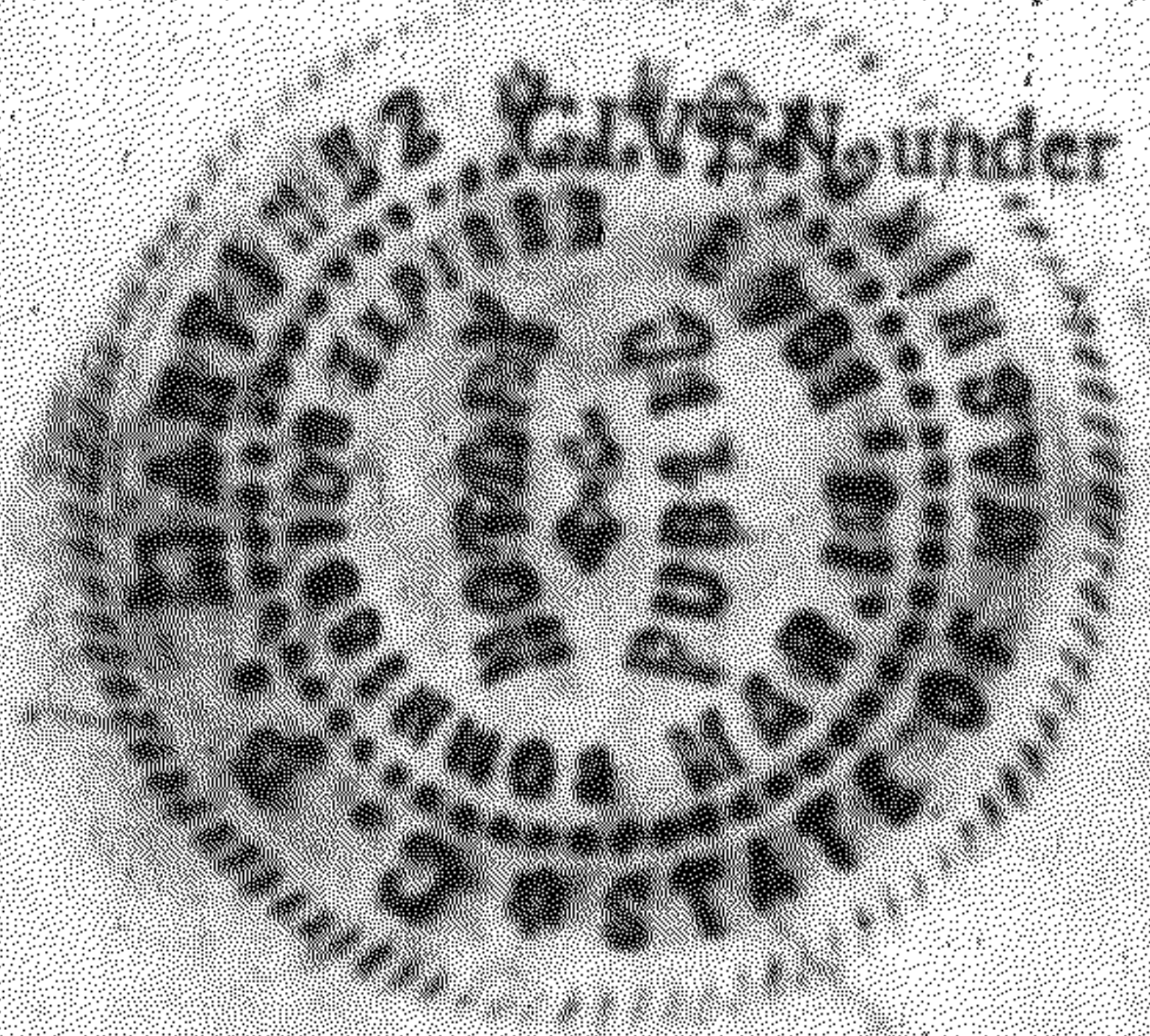
Walter G. Smith (Seal)
Dolly B. Smith (Seal)

STATE OF WASHINGTON,

County of King

On this day personally appeared before me Walter G. Smith and Dolly B. Smith, to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal this 8 day of August, 1945.



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

Filed for Record Feb. 11 1946 12:15 p.m.
Request of Ludwig Mayer
ROBERT A. MORRIS, County Auditor