

STATE OF WASHINGTON }
County of King ss.I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this
31st day of March 1941 personally appeared before me
Michael E. Camden, a bachelor,to be the individual described in and who executed the foregoing instrument, and acknowl-
signed and sealed the same as his free and voluntary act and deed, for the
purpose therein mentioned.
Given under my hand and official seal the day and year last above written.Walter A. Anderson
Notary Public in and for the State of Washington,
residing at SeattleSTATE OF WASHINGTON }
County of _____ ss.On this _____ day of _____ before me personally appeared
_____ and _____
to me known to be the _____ and _____
of the corporation that executed the foregoing instrument, and acknowledged 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 _____ authorized to execute said instrument and that the seal affixed is the corporate seal of
said corporation.

Given under my hand and official seal the day and year last above written.

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

MAILED for Record at Request of

Arthur H. Homan
4219 W. Alaskan
Seattle, Wn

3159223

PURCHASER'S ASSIGNMENT OF
REAL ESTATE CONTRACT

FROM

TO

RECORDED:
VOL _____ OF
PAGE _____ REQUEST OF

1941 APR 18 PM 4 19

ROBERT A. MORRIS AUDITOR
KING COUNTY, WASH.
DEPUTY

3159226

RAYMOND R. FRAZIER and AUGUSTA
W. FRAZIER, his wife,

To

RESTRICTIVE COVENANTS

THE PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

That we, RAYMOND R. FRAZIER and AUGUSTA W.

FRAZIER, his wife, being the owners of those certain premi-
ses situated in the county of King, state of Washington,
and more particularly described as:NORTHWOOD, an addition to King County,
Washington, according to the plat there-
of recorded in Volume 37 of Plats, pages
3 and 4, records of said county,do hereby make, impose and subject each building site to the
following covenants, conditions and restrictions, all of
which shall run with the land herein described, and shall be
binding upon the undersigned, their successors, heirs,
executors, administrators, grantees and assigns:

1. Only one detached and single family dwelling,
together with outbuildings reasonably appurtenant thereto,
such as garage for not more than three (3) cars, servants'
quarters, pergola or conservatory, shall be erected upon
each individual tract, which shall be improved only as an
entire tract. Said dwelling shall cost not less than Six
Thousand Dollars (\$6,000.00). Plans and location of said
dwelling and other improvements shall be approved before con-
struction is begun by a competent architect to be designated
by the undersigned or an architectural committee appointed
by the undersigned until ten (10) dwellings have been

completed in this addition, and the owners of the said ten (10) dwellings have chosen an architectural committee who shall approve the plans. Such approval or disapproval to be within thirty (30) days after the submittal of such plans to said architectural committee, otherwise said plans shall be considered as approved. Such committee shall be elected triannually by the owners of dwellings in said addition. Vacancies shall be filled by the remaining members; PROVIDED, HOWEVER, if for any reason one or more vacancies shall exist on such committee and shall not be promptly filled as herein provided, then the National Bank of Commerce of Seattle, acting through its trust officer, shall be authorized and empowered to fill such vacancy, or vacancies. In the event said committee shall fail or refuse to perform its duties herein imposed upon it, then said trust officer shall perform such duties. Ground floor area of the main structure, exclusive of one story open porches, garages, pergolas, conservatories and separate servant quarters, shall be not less than 1200 square feet in the case of one story structures, nor less than 1000 square feet in the case of one and one-half or two story structures.

2. In the event said dwelling is altered or removed and a new dwelling is erected, the plans thereof shall be approved before construction as provided in paragraph 1 hereof.

3. No building or any part thereof, except with the written approval of the architectural committee, shall be moved on the above-described premises from any other place, but all dwellings and other buildings appurtenant thereto, except as herein provided, shall be constructed on said

2.

premises. No temporary buildings shall be erected or maintained on said premises, nor shall any auto trailers, house trailers, wagons or buggies be on said premises unless housed within a suitable structure. No servant quarters shall be occupied before the completion of the dwelling. No person other than a servant or his immediate family shall occupy the servants' quarters.

4. No building or any part thereof shall be erected on any portion of said property in any space other than within the boundaries of the set back lines designated on the recorded plat of said property, but in no case shall any building be located nearer than fifteen (15) feet to any side lot line or any side street line.

5. No dwelling or other buildings appurtenant thereto shall be constructed in excess of one story on Lots 16, 19 and 20 to 28, inclusive, nor any building on Lot 18 which may be within ninety feet of Lot 17 or 19.

6. No owner of any lot shall plant or maintain or permit to remain on his lot or the street abutting thereon any shrub, tree or radio antenna or aerial which shall in any manner obstruct or impair the view of Puget Sound of any of the owners of other lots in this addition. The undersigned, until the architectural committee has been elected, and thereafter, the architectural committee, shall have the right to place additional restrictions on shrubbery and radio antennas and aerals so as to harmonize the general appearance. Such committee shall have the power and authority to enforce the shrubbery restrictions by appropriate action in a court of equity.

3.

7. No poultry and no animals other than household pets and saddle horses shall be kept on said premises, nor shall any such pets be kept for breeding or commercial purposes.

8. No trade or business shall be conducted on said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. No persons of any race other than the White and Gentile races shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race, domiciled with an owner or tenant.

10. It is agreed that Lot 30 shall be excepted from the building restrictions set forth herein and shall remain the undivided and common property of the owners of residential lots in said addition for their joint recreational use and enjoyment and is not dedicated to the public, but that such use and enjoyment of said lot by the owners of any lot in said addition shall be contingent upon the payment of his pro-rata share of the cost of the development, maintenance and upkeep of said Lot 30, in accordance with such rules and regulations as may be adopted from time to time by a majority of such owners using and enjoying said lot, provided, however, that nothing in the restrictions as herein set forth shall be deemed or construed to constitute or allow any charge or lien of any kind upon any lot in said addition for the development or maintenance of such recreational lot.

11. No fence shall be erected or maintained on said premises without the approval of the architectural committee, nor shall any billboard or advertising sign of any

kind be erected or maintained on said premises, except that one "For Sale" or "For Rent" sign may be erected and maintained while offering the premises for sale or for rent, provided that said sign shall not be more than 14" x 24" in size.

12. The acceptance of a deed shall have the same effect and binding force upon the grantees, their heirs and assigns, as if the same were signed and sealed by said grantees, and any person acquiring said property or any interest therein, whether by deed, lease, contract or by process of law, shall be bound thereby.

13. Any dwelling or structure erected or placed on any lot shall be completed as to external appearance including finished painting within eight (8) months from date of commencement of construction and shall be connected to septic tank or public sewerage.

14. In the event of any breach of the foregoing covenants, it shall be lawful for any person or persons holding any real property situated in said addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant either to prevent him or them from so doing or to recover damages or other relief for such violation.

15. Each and all of the aforesaid covenants, conditions, and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1967, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

16. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED at Seattle, Washington, this 18 day of April, 1941.

Raymond R. Frazier

Augusta W. Frazier

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I, *Howard W. Sanders*, a Notary Public, do hereby certify that on this 18 day of April, 1941, personally appeared before me RAYMOND R. FRAZIER and AUGUSTA W. FRAZIER, to me known to be the individuals described in and who executed the within instrument, and acknowledged 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 18 day of April, 1941.



Howard W. Sanders
NOTARY PUBLIC in and for the State
of Washington, residing at Seattle.

Filed for Record *Apr. 18, 1941 4:31 P.M.*
Request of *Raymond R. Frazier & Mathewson*
ROBERT A. MORRIS, County Auditor 6.

Statutory Warranty Deed

THE GRANTORS, NELS NYBERG and OLGA NYBERG, his wife,

for and in consideration of FIVE THOUSAND EIGHT HUNDRED - - - - - Dollars (\$ 5800.00 - - -), in hand paid, conveys and warrants to P. L. RAYMOND and CRETA RAYMOND, his wife,

the following described real estate, situate in the County of King - - - - - State of Washington:

South half of the South half of Acre One (1), Tract Fifty-three (53) Maple Leaf Addition to Green Lake Circle, according to Plat thereof recorded in Volume 2 of Plats, page 115, records of King County, Washington. Except the East 19 feet thereof and except the West 10 feet thereof conveyed to King County for road purposes.



Dated this 10th day of April, A. D. 1941.

Nels Nyberg (SEAL)

Olga Nyberg (SEAL)

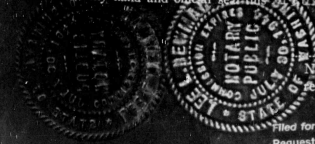
STATE OF WASHINGTON,

County of King

ss.

On this day personally appeared before me, the undersigned, NELS NYBERG and OLGA NYBERG, his wife, 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.

GIVEN under my hand and official seal this 10th day of April, 1941



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

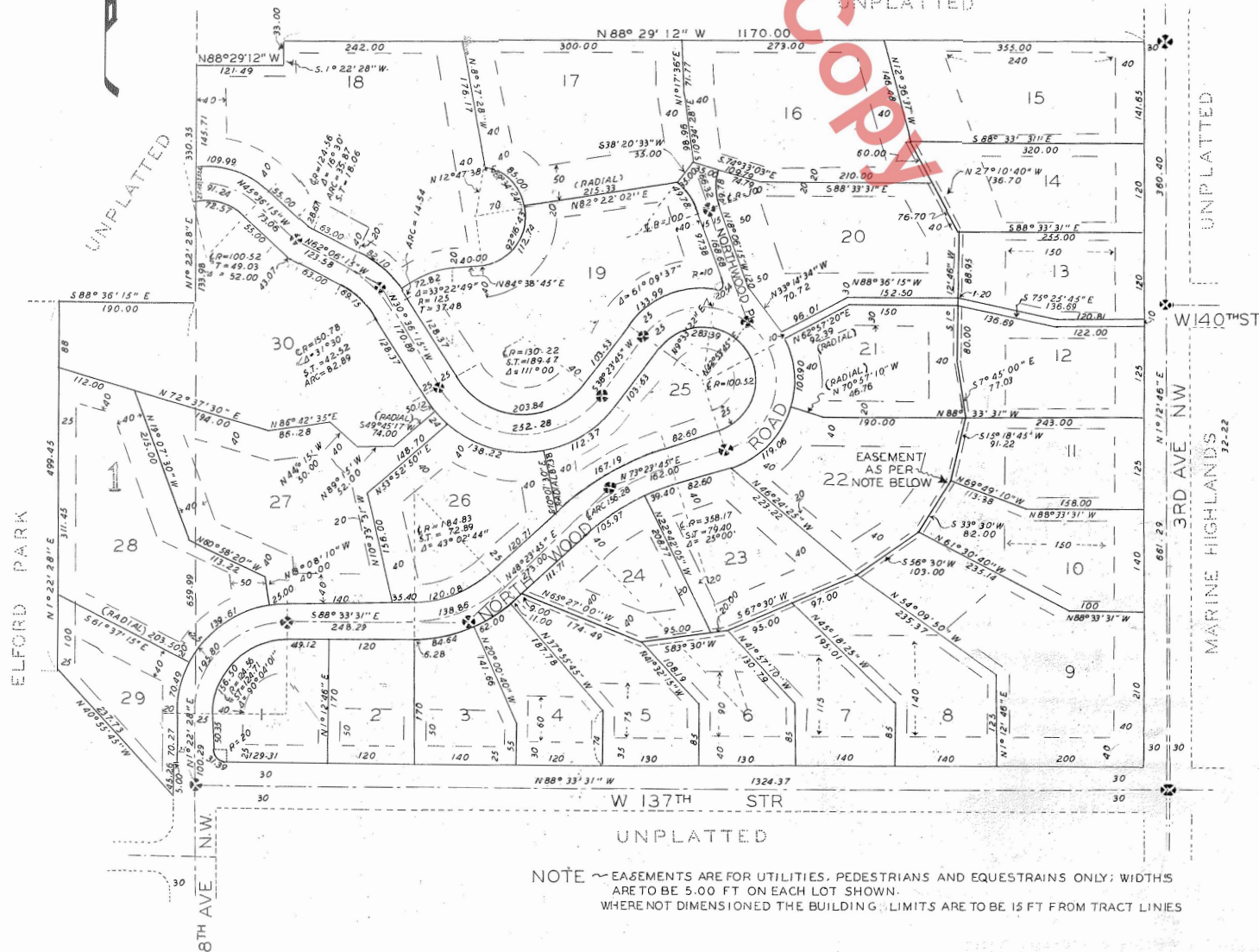
Filed for Record *Apr. 18, 1941 4:31 P.M.*
Request of *Seattle Title Company*
ROBERT A. MORRIS, County Auditor Form L-3

NORTHWOOD

IN SEC. 24 T26N R3E W.M.

For Instrument affecting this
see Vol. 1961 DecDs 477

SCALE: 1 INCH = 100 FEET



NOTE ~ EASEMENTS ARE FOR UTILITIES, PEDESTRIANS AND EQUESTRIANS ONLY; WIDTHS ARE TO BE 5.00 FT ON EACH LOT SHOWN. WHERE NOT DIMENSIONED THE BUILDING LIMITS ARE TO BE 15 FT FROM TRACT LINES

NORTHWOOD

IN SEC. 24 T. 26N R3E W.M.

ENGINEER'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT "NORTHWOOD" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE ABOVE NOTED SECTION; THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN; THAT MONUMENTS AND LOT CORNERS WERE CORRECTLY SET; AND THAT ALL LAWS AND REGULATIONS GOVERNING PLATTING HAVE BEEN MET, TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS INC.

BY ALLEN HITCHINGS
STATE LICENSE # 199
RENEWAL 1/12/10 (1941)



EXAMINED AND APPROVED THIS 7 DAY OF APRIL
A. D. 1941

BY H. H. SISLER
COUNTY ROAD ENGINEER
DEPUTY



EXAMINED AND APPROVED THIS 10TH DAY OF APRIL
A. D. 1941 BY THE KING COUNTY PLANNING COMMISSION

R. G. TYLER
CHAIRMAN
OTWAY PARDEE
SECRETARY
H. H. SISLER
ACTING EXECUTIVE OFFICER



EXAMINED AND APPROVED THIS 7TH DAY OF APRIL
A. D. 1941

TOM SMITH
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST ELMER H. KENNEDY
DEPUTY CLERK OF BOARD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES AND ROADS SHOWN HEREON, AND THE USE THEREOF FOR 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 TRACTS, LOTS OR PARCELS SHOWN HEREON, IN THE ORIGINAL AND REASONABLE GRADING OF ALL THE STREETS, AVENUES, PLACES AND ROADS SHOWN HEREON.

IN WITNESS THEREOF WE HAVE SET OUR HANDS AND SEALS THE DATE HEREON NOTED

RAYMOND R. FRAZIER

AUGUSTA W. FRAZIER

DESCRIPTION

THIS PLAT "NORTHWOOD" COVERS AND EMBRACES THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TWP 26 NORTH, RA. 3 EA., W.M. EXCEPT COUNTY ROAD; ALSO THE FOLLOWING: BEGINNING AT A POINT 662.54 FT SOUTH AND 20 FT. WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 299.64 FT. TO THE TRUE POINT OF BEGINNING; THENCE WEST 118.0 FT.; THENCE SOUTH 33 FT.; THENCE WEST 120 FT MORE OR LESS TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 33.0 FT MORE OR LESS TO THE SOUTHWEST CORNER THEREOF; THENCE EAST TO SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 383 FT MORE OR LESS TO A POINT EAST OF THE TRUE POINT OF BEGINNING; THENCE WEST 20 FT. TO TRUE POINT OF BEGINNING; EXCEPT THE EAST 30 FT. THEREOF FOR COUNTY ROAD; AND ALSO TRACT 1 OF ELDFORD PARK, KING COUNTY, ACCORDING TO PLAT RECORDED IN VOL 38 PG 13 & 14 RECORDS OF SAID COUNTY.

RESTRICTIONS

ALL TRACTS, LOTS, OR PARCELS THEREOF, EXCEPT TRACT 30, ARE RESTRICTED HEREBY TO RESIDENCE (R-1) USE, AS DEFINED BY KING COUNTY PLANNING COMMISSION IN VOL. 1926 DEEDS PG 315 KING COUNTY AUDITORS RECORDS (REC # 3126891) NO COVERED STRUCTURE SHALL BE IN WHOLE OR PART BUILT OUTSIDE THE AREAS SHOWN BY DASH LINES, EXCEPT SAID TRACT 30

For Information of the Public: This see Vol. 2930 Deeds PG 495

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 11 DAY OF APR. 1941 AT 25 MIN. PAST 3 P.M. AND RECORDED IN VOL. 37 PG'S 3-4 RECORDS OF KING COUNTY, WASH.

ROBERT A. MORRIS
COUNTY AUDITOR

BY DEPUTY AUDITOR

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF KING

THIS IS TO CERTIFY, THAT ON THIS 27TH DAY OF FEB. A. D. 1941 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED RAYMOND R. FRAZIER AND AUGUSTA W. FRAZIER HIS WIFE, WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND USES MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

ROBERT E. NELSON
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING AT SEATTLE



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