

for the uses and purposes therein mentioned.

Witness my hand and official seal.

(J. P. W. Notarial Seal)

(Com. Ex. March 24, 1928)

James P. Weter

Notary Public in and for the State of Wash-  
ington, residing at Seattle.

Filed for record at request of PUGET SOUND TITLE INSURANCE CO., Feb. 6, 1929 at 9 min. past 4 P. M.  
LSW *W/S*

GEORGE A. GRANT, COUNTY AUDITOR

2516533

Mathilde P. McKay

To

M. H. Willis

Real Estate Contract

CONTRACT

MATHILDE P. McKay, wife of D. R. McKay, hereinafter called the Seller, hereby agree to sell and convey to M. H. Willett of 10322 Stone Ave., Seattle, Wn., hereinafter called the buyer, and the buyer hereby agrees to purchase of the seller, on the terms and conditions hereinafter set forth, the following described real property, to-wit:

House and Lot 24, in block -3- of Oak Lake Villa Tracts, King County, Washington.

PAYMENTS - The buyer agrees to pay to the seller, for said property, the sum of Twenty Two Hundred & Twenty Five Dollars (\$2225 00/100), payable as follows: Thirty 00/100 Dollars (\$30 00/100) cash in hand, the receipt of which is hereby acknowledged, and the further sum of Twenty 00/100 Dollars (\$20 00/100) on the 1 day of each and every month hereafter until the entire purchase price, together with the interest as hereinafter set forth, is paid. All payments are to be made at the office, 103rd St. and Woodland Park Ave., Seattle, Wash.

INTEREST - At the rate of Eight per cent. per annum, payable monthly as part of the amount already stated, will be charged on all unpaid balances.

SUSPENSION OF PAYMENTS - The time of making payment of any installment to become due under this contract will be extended for a period of not over ten weeks. If the buyer is unable to make such payments on account of sickness or non-employment, provided, however, that he shall make application for such extension, in writing, and shall furnish certificate of physician showing that buyer is unable to work on account of sickness, or make proper showing that he is unable to obtain employment; provided, however, that buyer shall not have the right to total extensions of time exceeding ten weeks during the life of this contract.

ASSIGNMENTS - The buyer may sell or assign this contract or any interest therein only with the written consent of the seller and any sale or assignment or attempted transfer of this agreement without such written consent shall be null and void.

RESTRICTIONS - This property is sold expressly subject to the following restrictions and on the following covenants, to-wit: -

This property shall never be sold to nor occupied by any person of any descent other than Caucasian, nor used for any unlawful or immoral purpose, nor for any purpose contrary to the statutes and ordinances applicable to said property.

No dwelling house shall be erected on said premises unless at least thirty feet back from the front of the lot, and must have all outside walls completed in good workmanlike manner and be properly painted, with at least two coats of good paint at the time of erection.

All residence buildings shall have shingles or tiled roofs. No tar-paper roof shall be put on any structure.

All garages and buildings other than dwellings shall be on the back part of the lot, except, permission may be given to have the garage under the dwelling.

All temporary buildings shall be neat in appearance.

These restrictions in regard to building shall run for a period of twenty-five years from and after the date of this contract.

In the event of the violation of any of the restrictions herein recited, the seller shall have the right to cancel this contract, and all rights of the buyer shall revert to the seller, without the seller being required to refund any portion of what may have been paid on this contract.

In the event a deed has been issued to the buyer, any violation of such restrictions, either by the buyer or any subsequent buyer or owner, shall work a forfeiture of the property to the seller, and such violation shall also be subject to restraint by injunction by any other owner of any lot or lots in said tract of land.

WARRANTY DEED - When the purchase price has been fully paid, together with any interest that may have accrued, the seller will convey said property to the buyer by a good and sufficient warranty deed, free and clear of any and all liens other than recited in this contract, and such as may have accrued by reason of acts or omissions of the buyer, and seller will deliver to buyer a policy of title insurance showing good title in seller, except as above.

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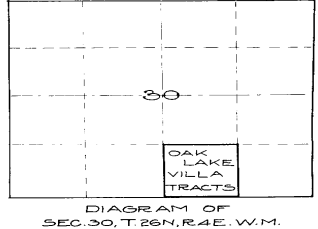
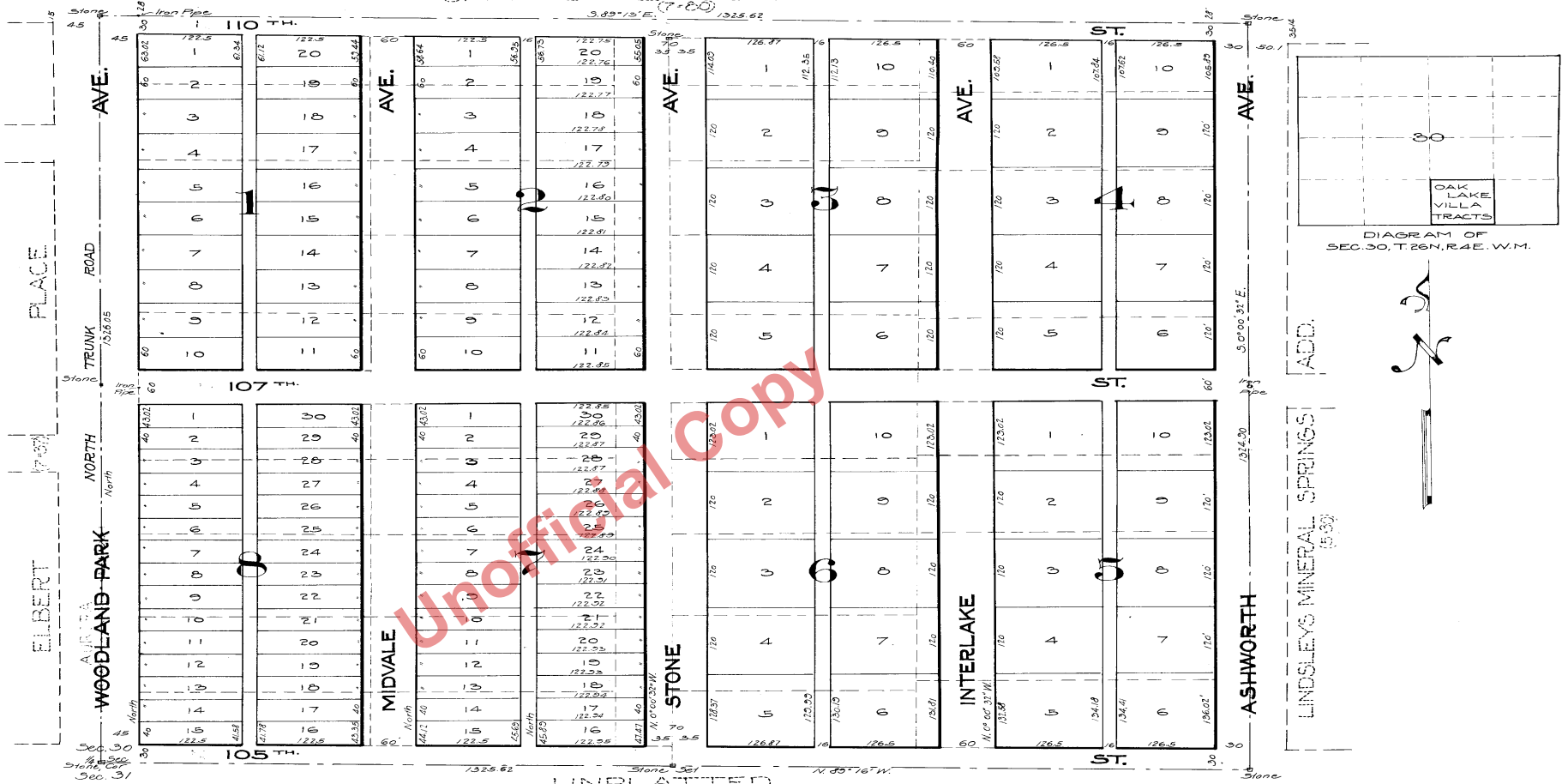
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# OAK LAKE VILLA TRACTS

OAK LAKE CEMETERY

SCALE: 1 INCH = 100 FT.



### DESCRIPTION

This plat of Oak Lake Villa Tracts embraces all of the S.W. 1/4 of S.E. 1/4 of Section 30, T.26 N. R.4 E. W.M., and is a replat of Oak Lake Villa Tracts (Records of King County, Washington, Vol. 16 of Plats, page 53). All bearings and dimensions are as shown hereon.

I hereby certify that the plat of Oak Lake Villa Tracts is based upon an actual survey, that the distances and (courses or angles) as shown thereon are correct. That the Monuments have been set and Lot and Block corner staked on the ground.

Webster Brown,  
Examined and approved this 11 day of August, 1909  
by C. Dexter, Deputy. J. T. Morrison  
County Engineer

Examined and approved by the Board of County Commissioners of King County, this 10<sup>th</sup> day of August, 1909.  
Attest, Otto A. Case, Dan T. Abraham  
by N. M. Wardall, Deputy. Chairman.

### DEDICATION

Know all men by these presents that the Pacific Bond and Investment Company, a corporation, owner in fee simple of the land above described and situated, here by declare this plat and dedicate to the use of the public forever all streets, avenues and alleys shown thereon.

In witness whereof the said Pacific Bond and Investment Company has caused its corporate name to be here unto subscribed by its president and its secretary and its corporate seal to be hereunto affixed this 22<sup>nd</sup> day of July, A. D. 1909.

Pacific Bond and Investment Company  
Signed in presence of J. H. Maher  
L. B. May, Witness, Attest H. E. Orr  
Hermann Heilmann, Witness Secretary.

630,563  
Filed for record at request of H.E. Orr Co. this 10 day of Aug 1909, at 18 minutes past 4 P.M. and recorded in Volume 18 of Plats at page 33.  
by Otto A. Case, Deputy.  
County Auditor  
Julius Mach Draftsman.

### ACKNOWLEDGMENT

State of Washington)  
County of King  
This is to certify that on this 22<sup>nd</sup> day of July, A. D. 1909, before me, a Notary Public in and for the State of Washington, personally appeared J. H. Maher, president and H. E. Orr, secretary of the Pacific Bond and Investment Company, the corporation that executed the foregoing instrument and acknowledged to me that they executed the said instrument as the free and voluntary act and deed of the said corporation for the uses and purposes therein mentioned and on oath said that they were the officers of the company above set forth, and as such duly authorized to execute said instrument and that the seal affixed is the corporate seal of the said company.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

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