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WASHINGTON TITLE INSURANCE COMPANY

THE GRANTORS E. C. LINDSKOG and ANNA M. LINDSKOG, his wife,

for and in consideration of Ten and no/100 - - - - - Dollars (\$10.00)

convey and quit claim to FRANK E. WILLIAMS an undivided one-half interest in the following described real estate, situated in the County of

State of Washington:



STATE OF	WASHINGTON,	
County of		

STATE OF ... WASHINGTON

Dated this

County of King

signed, a Notary Public in and for the State of Washington ..., duly commissioned and sworn, personally appeared ... E. C. Lindskog to me known to be the individual described in and who executed the foregoing instrument for himself and as attorney in fact of Anna M. Lindskog, his wife, also therein described, and acknowledged to me that .... he signed and sealed the same as ......his.....voluntary act and deed and as the free and voluntary act and deed of the said and on oath stated that the power of attorney authorizing the execution of this instrument has FALLTNESS my hand and official seal hereto affixed the day and year in this certificate

> sement by Self and as Attorney in Fact. Washington Title Insurance Company. Form L 31) Request of Seattle Title Company

### 3354795

### Statutory Quit Claim Deed

FORM LI

King

Lots 2 and 3 and the North 20 feet of Lot 6, Block 3, Little City Farms Division Number 1, an Addition to the City of Seattle.



15thday of March , 19 43. 6. Onlandskog (SEAL) anna 111 manger (SEAL) Her Attomey in Fast

Sallenparup

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

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### 3354803.

### RESTRICTIVE COVENANTS AND RESERVATIONS COVERING PORTION OF PLEASANT VALLEY ADDITION-

Thereas Modern Homes Investment, Inc., hereinafter called The Owner, is the Owner of the following described land :-

Lots 1 to 24 inclusive, Block 15, Pleasant Valley Addition.

And Whereas the said Owner desires that all sales of such real property shall be made subject to certain reservations and protective and restrictive covenants, the purpose of which are to insure the use of the property for attractive residential purposes, to prevent nuisance, to maintain the desired benefit and enjoyment thereof, with no greater restrictions upon the free and undisturbed use of the property than are necessary.

Now therefore Know All Men By These Presents:

That the said Owner hereby certifies and declares that he has established and hereby does establish a general plan for the development, improvement, and maintenance, and protection of the real property described above and has established and does establish the protective restrictions and reservations hereinafter set forth upon, and subject to which, all lots, tracts, and parcels of land shall be held and/or sold by such Owner, and each of which is, and all of which are, for the benefit of the above property, and all persons who may become the owners of lots, tracts, or parcels of land, and each and all of which shall in ure to and pass with each and every lot, tract, or parcel, and shall apply to and bind the respective successors in interest of every owner, and which restrictions are and each thereof is imposed upon this real property as a servitude in favor of each and every lot as the dominant tenement or tenements as follows, to-wit:

No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No persons of any race other than the White or Caucasian race 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 ten-

No fowl or animal other than song birds, dogs or cats as household pets, shall at any time be kept upon land embraced in this Addition. Trees or shrubs grown on any lot shall not be allowed to exceed 15 feet in height if obstructing the view of surrounding property.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently: nor shall any residence of a temporary character be permitted.

No structure shall be moved onto any lot unless it conform to and is in harmony with existing structures in the tract.

م (6) If the parties hereto, or thereirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1962, itshall be lawful for any person or persons owning any other lots in said development or Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for

(7) These covenants and restrictions are to run with the land and the binding on all the parties and all persons claiming under them until January 1, 1962,

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STATE OF WASHINGTON ) ISS. COUNTY OF KING On this 914 appeared Bishup

is the corporate seal of said corporation.

written.

(8) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full by execute these presents, this the undersigned, Owner of sale roperty does here-day of 1943. MODERN HOMES INVESTMENT, INC. of teaches taxes are well and real tax with real in participation EFBERLAS K President 1963 DEC 15 AM 11 15 BVCE RECORDE day of dec. 1943 before me personally And a Histor te. to me known to be the Misidim and secretary respectively, of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Any And authorized to execute said instrument and that the seal affixed Given under my hand and official seal the day and year last above - Allant Notary Public in and for the State of Washington Residing at The

### SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT AND DEED

Miles N. Gilberts and Agnes S. Gilberts, his wife first parties, for value received, hereby assign , transfer and set over to Wm. Wagner Investment Co. Inc. second part ies, that certain real\_estate contract entered into on the 15th day of July 1940, between Miles N. Gilberts and Agnes S. Gilberts, his wife - as seller , and Frank V. Palen and June L. Palen, his wife as purchaser,

3354805

for the sale and purchase of the following real estate situated in King County, Washington, to-wit:

North half of the northwest quarter of the southeast quarter of the southeast quarter of section six (6), township twentyfive (25). north, range six (6) east, W M LESS county road







and said first partie gonvey and warrant said described premises to said second partie subject to said contract and said second partieshereby assume and agree to fulfill the conditions of said real estate

Dated this

21st

day of September, 1943 Miles Si. Geller 5 Lanes a 



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REPLAT Pleasant ValleyAddition PORTION OF Scale 1 in = 100ft. ALBRO GARDNER ALBAO GAADNEA "CIVIL ENGINEER, "ILIER BLOCK SEATTLE WASH.

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Approved by Ord No 2560 of the City of Scattle and approved by me this 3th day of tob R D.1833 Others & George J. Stoneman City Clerk. (Cery Sour

Examined and approved this 13th day of January 18. Reginald H. Thomson, City Engineer 1897

All County Taxes clue to date paid on land described within. Jut. 19. 1893. Byron Pholps County Treas M.

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Filed for Record at Request of Structuriots & Poters Jul. 19 (183, at Smir, post 3 P.M. and recorded in 101 Jul. of Plats, prage 48. Records of King County Mark,

County auditor.