

LAWYER  
JL

## WARRANTY DEED



THE GRANTORS, ELLA B. ERBACH and PHILIP E. ERBACH, wife and husband, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations in hand paid, conveys and warrants to THOMAS EARL WALKER, a bachelor, and EVELYN MAE PARKER, a spinster, the following described real estate, situate in the County of King, State of Washington:

That portion of Government Lot 3 of Section 20, Township 24 North, Range 5 E.W.M., and of the shore lands of the second class situate in front of, adjacent to, or abutting upon said Government Lot 3, described as follows:

Beginning at a point on the Westerly marginal line of the Northern Pacific Railway Co's Railroad right of way, 786.65 feet North of the South line of said Government Lot 3, and running thence Northerly along said Westerly marginal line 53.82 feet, more or less, to the South line of the North 495 feet of the said Government Lot 3; thence West along the South line of said North 495 feet, and the said line produced West, 349 feet, more or less, to the inner harbor line of Lake Washington; thence Southerly along said inner harbor line of Lake Washington, 50 feet, more or less, to a point on said line 786.65 feet North of the South line of said Government Lot 3 produced West; thence East 329 feet, more or less, to the point of beginning; (ALSO KNOWN AS Tract 16 of Pleasure Point Park, an unrecorded plat);

TOGETHER WITH an easement for road purposes over that portion of the North 495 feet of said Government Lot 3, described as follows:

Beginning at a point of intersection of the said Westerly marginal line of the railroad right of way with the Northerly line produced Westerly of the Ella B. Erbach County Road, as conveyed to King County by deed bearing Auditor's File No. 2672718 and recorded in Volume 1498 of Deeds, page 364, records of King County, and running thence North 60°45' West 20 feet; thence Southerly on a line 20 feet Westerly from and parallel to said Westerly marginal line of the railroad right of way, to the North line of the tract hereby conveyed; thence East along said North line to the said Westerly marginal line of the railroad right of way; thence Northerly along said Westerly line to the point of beginning;

ALSO an easement for road purposes over the following described strip of land:

BEGINNING at the intersection of the Westerly line of said right of way, with the South line of said Government Lot 3 and running thence West 12 feet; thence North 0°11' West 436.65 feet; thence along a line 20 feet Westerly from and parallel to said Westerly line of the railroad right of way to the South line of the tract hereby conveyed; thence East along the said South line to the said Westerly line of railroad right of way; thence Southerly along said Westerly line to the point of beginning;

RESERVING an easement for road purposes for the use of the owners of adjacent lands, over a strip of land 20 feet in width lying immediately West of and adjacent to the Northern Pacific Railway Company's right of way; and ALSO RESERVING an easement two (2) feet in width on each side of a water pipe line as now located over and across said property, with right of ingress and egress for the purpose of repairing and maintaining said pipe line;

SUBJECT TO an easement granted the Puget Sound Power & Light Company to construct, erect, operate and maintain an electric transmission line and other appurtenances, the center line of which is one (1) foot Westerly of and parallel to the Westerly line of the

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Northern Pacific Railway Company's right of way; and

SUBJECT TO restrictive covenants as follows: It is agreed by the grantees for themselves, their heirs and assigns:

(1) That they will not at any time, build, erect or maintain upon said premises, or any part thereof, more than one single detached residence, one garage and other necessary outbuildings, which said residence shall cost not less than \$1500.00; and that any buildings placed upon said property must be set back from the front line (water front) of said property so as to be in line with the buildings on property in the vicinity.

(2) That they will not permit the premises to be used for purposes other than private residence.

(3) That they will not build, erect, or maintain any fence or fences on or around that part of the premises constituting shore lands.

(4) That the premises shall be owned and occupied only by people of the Caucasian race.

(5) That they will not drive piles or build, erect or maintain any wharf or other structure on or over that part of the premises constituting shore lands except for a boat-house and the necessary approaches thereto, to accommodate a single boat or launch for the owner's private use only; and any such structure shall not exceed 12 feet in height.

(6) That they will not build, erect or maintain any bulkhead on that part of the premises constituting shore lands, except to conform in alignment with the bulkhead on adjoining tracts.

(7) No fowl or animals, other than household pets, shall at any time be kept upon the land covered hereby.

These restrictions shall run with the land. It is a condition that any breach of the foregoing restrictions shall render this deed absolutely null and void and said premises shall immediately revert to the seller, their heirs or assigns.

The grantees agree that they will at all times maintain at their own cost and expense the roadway hereinabove reserved.

Dated this 19th day of April, 1943.

ELLA B. ERBACH  
PHILIP E. ERBACH

STATE OF WASHINGTON)  
: SS.  
County of King )

On this day personally appeared before me ELLA B. ERBACH and PHILIP E. ERBACH to me known to be the individuals described in and who executed the within and foregoing 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, given under my hand and official seal this 19th day of April, 1943.



E. K. Arnold  
NOTARY PUBLIC in and for the State of Washington, residing at Seattle.  
Renton