

1200-557

seller, at the office of said B. Levy, or at such other place as the seller may designate by written notice addressed and mailed to the buyer as herein provided, a written designation of the buyer's postoffice address; and it is agreed that the mailing by the seller to the buyer at such address of any notice to which the buyer shall be entitled, shall be deemed to be and shall constitute a good and sufficient notice and service thereof; the present postoffice address of the buyer is 123 Thomas St., in the City of Seattle, in the State of Washington.

Marion DeVries

By-- H.J. Ramsey, His Attorney in Fact.

Seller.

Robert Breitzmann,

Buyer

State of Washington

) ss

County of King

I, the undersigned, a notary public in and for the State of Washington, residing at Seattle in the above named County and State, duly commissioned and sworn, do hereby certify, that on this 28th day of June, 1923, before me, personally appeared H.J. Ramsey, to me known to be the individual described in and who executed the within instrument as the Attorney in Fact of Marion DeVries, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact of said Marion DeVries, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal, this 28th day of June, 1923

(M.R. McM. Notarial Seal)

Maurice R. McMicken, Notary Public in and for the

(Com Ex. May 3, 1925)

State of Washington, residing at Seattle

Filed for record at request of Robt. Breitzmann, July 18, 1923 at 25 min. past 11 AM

PVM N/S

D.E. Ferguson, County Auditor

1760829

W.J. Pratt, et ux

To

Real Estate Contract

Henry A. Rivers

REAL ESTATE CONTRACT

IT IS HEREBY MUTUALLY AGREED by and between W.J. Pratt and Mary Jane Pratt his wife, the parties of the first part and Henry A. Rivers, the party of the second part, that the said parties of the first part will sell to said parties of the second part, his heirs, or assigns, and the said party of the second part will purchase of said parties of the first part their heirs, executors or administrators the following described lot, tract or parcel of land, situated in King County, State of Washington, to-wit:

Lot thirteen (13) in Block two (2) in Pratt's Addition to the City of Seattle, Washington, as shown upon the plat of said Addition on file and of record in the Auditor's office of said King County, with the appurtenances thereunto belonging on the following terms:

First. The purchase price for said land is seventeen hundred and five 60/100 dollars of which the sum of eighty 00/100 dollars has this day been paid as earnest money, the receipt whereof is hereby acknowledged by said parties of the first part; and the balance is to be paid as follows:

And note: X to X attached by rider.

X- Ten hundred and fifty-five and 60/100 dollars which is a first mortgage to the Montana Loan Company, consisting of a balance of \$812.00 principal and \$243.60 interest figured in advance for 58 months at 6% payable in 58 monthly installments of \$18.20 per month, until said mortgage is paid in full and drawing interest on all delinquent installments at 10% per annum, which said purchaser assumes and agrees to pay as part of the purchase price, leaving a further sum of five hundred and seventy and 00/100 to run as a flat sum at 7% per annum until paid, interest paid semi-annually. As soon as the first mortgage is paid in full then the said \$570 is to be paid off in monthly installments of twenty-00/100 dollars per month to begin 30 days after the last installment of the mortgage to the Montana Loan Company is paid. A larger sum can be paid at any time so desired in order to reduce the principal sum but such sums so paid shall not in any way interfere with the payments to be made as per the terms of the contract. Interest of the said \$570.00 to be paid at 7% as above stated and paid monthly with the principal -X

TIME IS THE ESSENCE OF THIS CONTRACT. And the party of the second part, in consideration of the premises hereby agree that he will, at or before maturity, pay all taxes or assessments that may be lawfully levied upon said premises or become a lien thereon, and that he will suffer no mechanic's or material men's liens to mature or be foreclosed upon said premises. All improvements placed thereon shall remain and shall not be removed before the final payment be made for the above described premises in case the party of the second part, his legal representatives or assigns, shall pay the several sums of money aforesaid punctually at the several times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof then the parties of the first part shall make to the second party, his heirs or assigns upon request, and upon the surrender of this agreement, a deed conveying said premises in

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fee simple with the ordinary covenants of warranty excepting however from the covenants of warranty, taxes and assessments subsequent to the year 1919 and excepting also from such covenants of warranty any liens or encumbrances of any character whatsoever resulting from any act of the second part, his heirs, representatives or assigns.

But in case the second party shall fail to make the payments as set forth in this agreement or any of them, punctually and upon the terms and at the time specified, the times of payment being declared to be of the essence of this agreement, then and in such case all the rights and interest of the second party hereby created or then existing shall utterly and immediately cease and determine and the premises shall immediately revert to and re-vest in the parties of the first part, without any declaration of forfeiture or act of re-entry, and the said second party shall have no right to reclamation or compensation for money paid or improvements made as absolutely, fully and perfectly as if this agreement had never been made and all payments made hereon shall be immediately forfeited as liquidated damages sustained by said first parties.

It is further agreed by the parties that no property is to be sold or rented, under any condition to Chinese, Japanese or Negroes.

The said parties of the first part have at the time of the signing of this contract delivered to the said party of the second part a complete abstract of title to said property and the same is hereby receipted for and accepted by the said party of the second part.

And it is further agreed that no assignment of this contract shall be valid without the consent and signature of the parties of the first part, heirs or assigns.

WITNESS our hand and seal in duplicate this ___ day of ___ 1920, A.D. 191

State of Washington)ss
County of King

W.J. Pratt (SEAL)
Mary Jane Pratt (SEAL)
Henry A. Rivers (SEAL)

This is to certify that before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally came, W.J. Pratt and Mary Jane Pratt, his wife, to me known to be the individuals described in, and who executed the within instrument, and acknowledged to me 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 29th day of May, 1920, A.D. 191

(C.B.W.R. Notarial Seal)

C.B.W. Raymond, Notary Public in and for the
State of Washington, residing at Seattle

(Com Ex. Sept 11, 1922)

And note; Do not record payments.

Filed for record at request of Grantee, July 18, 1923 at 50 min. past 11 AM

PVM N/S

D.E. Ferguson, County Auditor

1760862

Stephen Berg, et ux

To

Warranty Deed

Frank W. Huckell

The grantor, Stephen Berg and Rachel Berg, his wife, of Seattle, Washington, for and in consideration of ten dollars (\$10.) and other valuable considerations dollars in hand paid, convey and warrant to Frank W. Huckell of Seattle, Washington, the following described real estate;

North forty (40) feet of south eighty (80) feet of Lots seven (7) and eight (8) and north forty (40) feet of south eighty (80) feet of east twenty-five (25) feet of Lot six (6) in Block thirty-five (35) of Kilbourne's Division of Green Lake an addition to the City of Seattle, subject to sewer easement granted to the City of Seattle, December, 18, 1920 and to \$2100.00 mortgage made to Seattle Title Trust Company, March 22, 1921 also to taxes and assessments accruing subsequent to May 5, 1921 situated in the County of King, State of Washington.

DATED this 26th day of May, 1923

Witnesses

State of Washington)ss
County of King

Stephen Berg (SEAL)
Rachel Berg (SEAL)

I, the undersigned, a notary public do hereby certify that on this 26th day of May, 1923, personally appeared before me, Stephen Berg and Rachel Berg, his wife, to me known to be the individual 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.

GIVEN under my hand and official seal this 26th day of May, A.D. 1923.

(H.W.C. Notarial Seal)

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

(Com Ex. Mar 9, 1926)

Filed for record at request of Frank W. Huckell, July 18, 1923 at 41 min. past 12 PM

PVM N/S

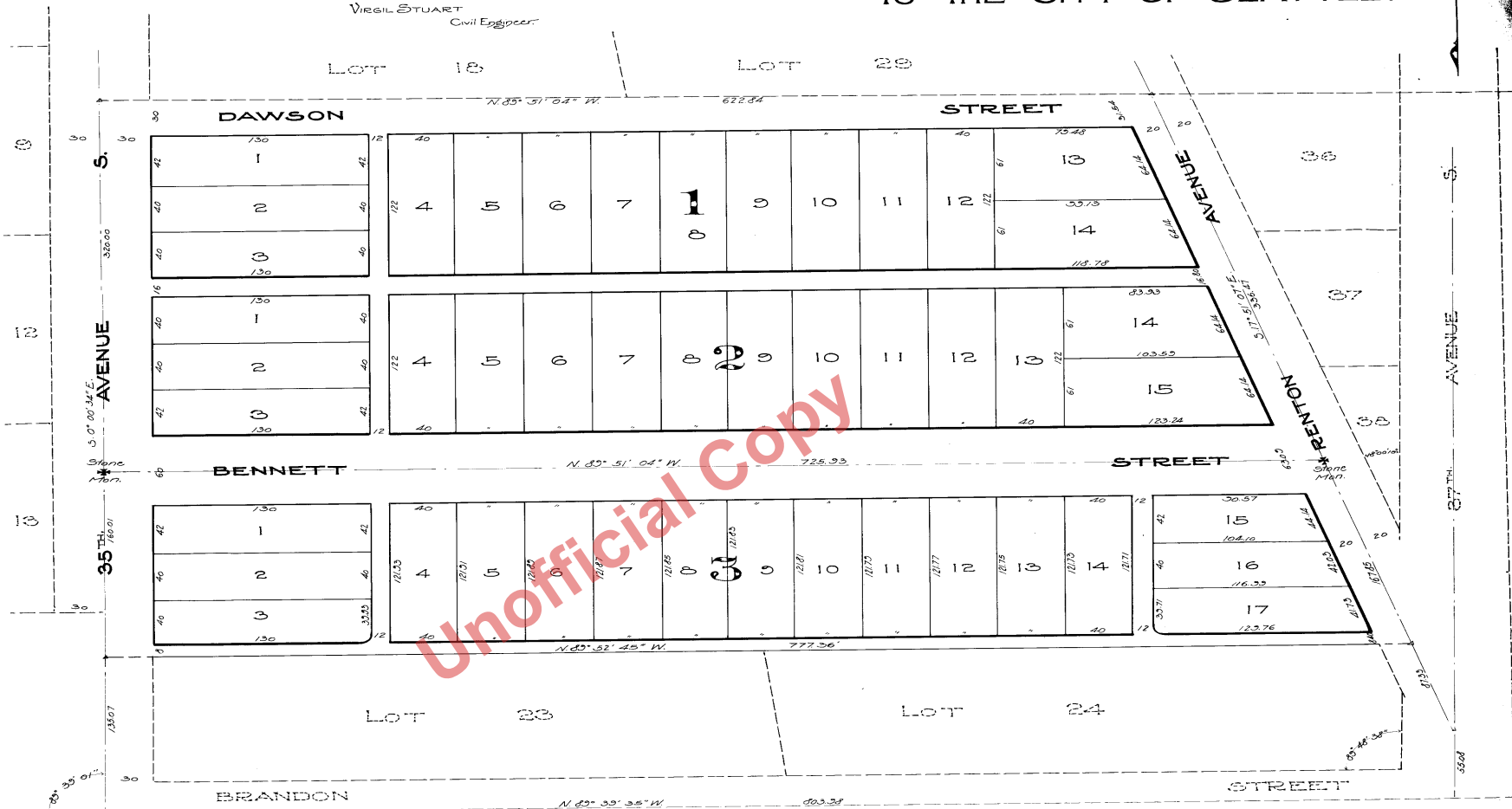
D.E. Ferguson, County Auditor

PLAT OF
SCALE: 1 IN = 50 FT.

PRATT'S ADDITION

TO THE CITY OF SEATTLE.

VIRGIL STUART
Civil Engineer



DESCRIPTION

This Plat of PRATT'S ADDITION, to the City of Seattle, embraces all of Lots 19, 20, 21, 22, 25, 26, 27 and 28, Fryes Addition to Columbia.
All dimensions and distances are as shown hereon.

APPROVAL

Examined and approved this 7th day of May, 1910
R. H. Thomson City Engineer

Approved by the Mayor and City Council of the City of Seattle, by Ordinance No 23269, this 7th day of April, A.D. 1910.
Attest
Wm. J. Dothwell, City Comptroller and ex-officio City Clerk.
H. C. Gill Mayor.



DEDICATION

We, the undersigned, Wm. J. Pratt and Mary Jane Pratt, his wife, owners in fee simple of the above described property, do hereby declare this plat and dedicate to the use of the public forever all streets and alleys shown hereon.
In Witness whereof, We have hereunto subscribed our names this 7th day of April, 1910.

Wm. J. Pratt
Mary Jane Pratt.

681849

Filed for record at the request of City Engineer, May 7-1910, at 10 minutes past 4 o'clock P.M. and recorded on page 4, Vol. 19 of Plats Records of King County.

By *O. A. Case* Otto A. Case
Deputy Auditor
Julius Hoch
Engineer.

ACKNOWLEDGMENT

State of Washington } 5.5
County of King }

This is to certify that on this 7th day of April, A.D. 1910, before me the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Wm. J. Pratt and Mary Jane Pratt, his wife, to me known to be the individuals described in and who executed the foregoing dedication and acknowledged the said dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above written.

J. A. Helso

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

