

3123547

WARRANTY DEED

STATUTORY FORM FOR USE IN THE STATE OF WASHINGTON ONLY

The grantor A. J. Quigley and Josephine M. Quigley, his wife.

of the city of Seattle, county of King

state of Washington, for and in consideration of Ten and no/100 (\$ 10.00) dollars,

in hand paid, convey and warrant to Dewey R. Johnson, a married man.

the following described real estate, situate in the county of King

state of Washington: The south 65 feet of the north 1055 feet (measured along the west line) of that portion of the northeast quarter of the southwest quarter of section 30, township 26 north, range 4 East, T. 26 N., R. 4 E., lying west of the right of way conveyed to the Seattle-Everett Traction Company, a corporation, for a railway and electric transmission line by deed recorded under auditor's file No. 692123, records of said county, EXCEPT the west 30 feet thereof conveyed to King County for road purposes. (Also known as Tract #24, Quigley's Northend Garden Tracts, an unrecorded plat.)

SUBJECT TO the following restrictions: Purchaser agrees that no public nuisance or dance hall or other public place of amusement or public assemblage shall be operated or maintained on said premises or any portion thereof during the life of this contract, and that the property covered by this contract shall not be conveyed to any other than one of the Caucasian race; that no building shall be closer than twenty (20) feet from the property line, facing any street. The property covered by this contract is to be used for residence purposes only. Any conveyance made in fulfillment of this contract shall contain all of the restrictions set forth in this paragraph and shall provide that the same shall remain in full force and effect until June 1, 1952.

While the seller does not require the construction of any building on any of the property, it is agreed that if purchaser should start construction of any building during the life of this contract, that he will complete the same within the period of six months from date he starts construction, having the same completed and painted within said period so as to maintain the general appearance of the community and the purchaser further agrees that any principal building or dwelling shall be connected with a septic tank. Also subject to all taxes and assessments due and payable since August 24, 1958.

subject to



Dated this 12th day of September, 1940.

Signatures of A. J. Quigley and Josephine M. Quigley with seals.

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 26th day of September, 1940, personally appeared before me A. J. Quigley and Josephine M. Quigley, husband and wife, to me known to be the individual... described in and who executed the 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 the day and year last above written. Notary Public in and for the State of Washington, residing at Seattle



STATE OF WASHINGTON County of King ss.

... 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 ...

MAIL TO

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WARRANTY DEED (STATUTORY FORM)

FROM A. J. Quigley & J. M. Quigley TO Dewey R. Johnson

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EARL MILLIKIN AUDITOR KING COUNTY, WASH. DEPUTY

FILED FOR RECORD AT REQUEST OF SEATTLE TITLE COMPANY 808 SECOND AVENUE SEATTLE, WASH.

HUGHBANKS, INCORPORATED 725 BEXTER HORTON BLDG. SEATTLE, WASH.

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