STATE OF WASHINGTON, } ss.
COUNTY OF King

On this 10th day of May 1941, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

T.H. Hoellwarth,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

J. F. Cook
Notary Public in and for the State of Washington,
residing at Renton

NOTARY PUBLIC STATE OF WASHINGTON

3182598

Quit Claim Deed

from T.H. Hoellwarth,

TO

Hattie Hoellwarth

RECORDED
VOL ..... OF
PAGE ..... REQUEST OF

1941 AUG 6 AM 9 17

ROBERT A. MORRIS AUDITOR
KING COUNTY, WASH.
..... DEPUTY

LAWYERS & REALTORS TITLE
INSURANCE COMPANY
1109 SECOND AVENUE
SEATTLE, WASHINGTON

H73
21-73

FILED for Record at Request of
Hattie Hoellwarth
To Mr. Bruce
Box 179 Ft. #2 Renton, Wn

WHEN RECORDED, RETURN TO

3182600

DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That I, Harold Dupar, a widower, owner of all the lots and blocks of the plat of RIDGECREST, a recorded plat in King County, Washington, do hereby certify and declare that the following named restrictions, limitations, and conditions hereinafter set forth, are hereby established with respect to said property as follows, Vis.:

All lots in the tract shall be known and described as residential lots.

No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than one single-family detached Dwelling and a one or two-car garage, and child's playhouse, conservatory or other outbuildings incidental to residential use of the plot.

No single family dwelling shall exceed two stories in height.

No building shall be erected on any residential building plot nearer than 20 feet to nor further than 35 feet from the front line, nor nearer than 5 feet to any side lot line, the side line restrictions shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than 10 feet to the side street line, EXCEPTING on lots facing on 8th ave., N. E., on which no building shall be erected nearer than 45 ft. to nor more than 55 ft. from the front line of Lots 18 to 34 inclusive, block 2; 1 to 17 inclusive, in Block 3, 1 to 17 inclusive in block 6; and 18 to 34 inclusive in Block 7 of said plat.

No building shall be erected on any residential building lot which lot has an area of less than 7,000 square feet or a frontage of less than 65 feet, except that a residence may be erected on Lots 17 and 18, in Block 2; lots 1 and 34 in Block 3; Lot 1 in Block Four; Lot 1 in Block 5; lots land 34 in Block 6; lots 17 and 18 in Block 7; and lot 18 in block 8.

No building shall be erected or placed on any lot until the design and location thereof have been approved in writing by a committee apppinted by the subdivider or elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 15 days, then such approval will not be required provided the design and location on the lot conform to and are in harmony with existing structures in the tract. In any case, either with or without the approval of the committee, no dwelling costing less than $2500.00 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 750 square feet in the case of a one-story structure, nor less than 700 square feet in the case of a one and one-half or two story structure.

An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance, including finished painting, within six months after construction is begun and shall be connected to septic tank or public sewer.

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

No race or nationality other than those of the Caucasian race shall use or occupy any dwelling on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

-2-

No trailer, basement garage, or other outbuildings erected in above blocks shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1st, 1967, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless by the vot of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

If the parties hereto or any of them of their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, before January 1967, it shall be lawful for any other person or persons owning any other lots in said block 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 such violation, providing suit is begun within one year after alleged violation is perpetrated and not otherwise.

Every person, who by deed becomes grantee of any lot, tract or parcel of land in said blocks will be deemed to have accepted such deed, and title to the lands herein described, subject to all of the restrictions and conditions herein contained, and such shall be binding upon their heirs, assigns and administrators.

IN WITNESS WHEREOF, I have executed this instrument and I hereby affix my hand and seal this 29th day of July, 1941.

Harold Dupar

STATE OF WASHINGTON)
COUNTY OF KING) SS
)

On this day personally appeared before me Harold Dupar, a widower, to me known to be the individual described in and who executed the within and foregoing instruments, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of July, 1941

F. E. Williams

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

F. E. WILLIAMS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES APR. 23 1944

Filed for Record Aug 6, 1941, 9:23 A.M.
Request of M. R. Wood
ROBERT A. MORRIS, County Auditor

WASHINGTON TITLE INSURANCE COMPANY

3182601

SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT AND DEED

Leone Dudleigh, formerly Leone Estus and E. L. Dudleigh, her husband first parties, for value received, hereby assign, transfer and set over to F. Wm. Dorris second party that certain real estate contract entered into on July 17th, 1941, between Leone Dudleigh, formerly Leone Estus and E. L. Dudleigh, her husband as seller, and Elmer Olsen and Esther Olsen, his wife as purchaser, for the sale and purchase of the following real estate situated in King County, Washington, to-wit:

The South 10' of Lot 14, all of Lot 15, Block 1, Holmes and Lawrence 3rd Addition to the City of Seattle, as recorded in Volume 13 of Plats, page 68, records of King County

DOCUMENTARY UNITED STATES INTERNAL REVENUE 1 ONE DOLLAR 1 — 10 CENTS — TAX ON CONVEYANCES TAX COMMISSION OF THE STATE OF WASHINGTON 81 180 LAWS OF 1935 ONE DOLLAR

1941

and said first parties (convey and warrant ~~convey and quit claim~~ said described premises to said second party who hereby assumes and agrees to fulfill the conditions of said real estate contract and said first parties hereby covenant that there is now unpaid on the principal of said contract the sum of Eight Hundred and no/100 - - - - - - - - - - - - - - - - - - Dollars ($ 800.00).

Dated this 2nd day of August, 1941.

Leone Dudleigh (formerly Leone Estus)

E. L. Dudleigh

STATE OF ~~WASHINGTON~~ CALIFORNIA, } ss.
County of Los Angeles }

On this day personally appeared before me Leone Dudleigh, formerly Leone Estus and E. L. Dudleigh, her husband to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed 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 day of August, 1941

Notary Public in and for the State of ~~Washington~~ California residing at Los Angeles

STATE OF ~~WASHINGTON~~, } ss.
County of }

On this day of , 19 , personally appeared and to me known to be the President 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 corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Filed for Record Aug 6, 1941, 9:24 A.M.
Request of H. Gilham
ROBERT A. MORRIS, County Auditor

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

Form L 36

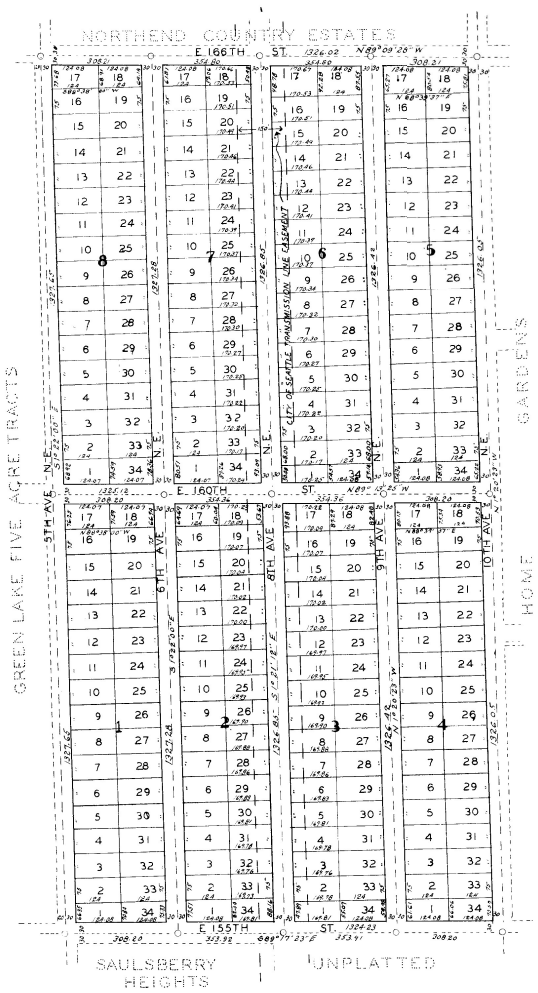
Unofficial Copy

RIDGECREST

IN THE W 1/2 OF THE NE 1/4 SEC 17 TWP 26N R4E WM
KING COUNTY, WASHINGTON

SCALE: 1 INCH = 200 FEET

J. P. DODD C.E.



RESTRICTIONS

NO LOT OR A PORTION OF A LOT OF THIS PLAT, SHALL BE DIVIDED AND SOLD, OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT; NAMELY; 6000 SQUARE FEET FOR RESIDENCE USE NOR LESS THAN 50 FT. IN WIDTH.

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1; RESIDENCE DISTRICT USE, GOVERNED BY AND SUBJECT TO RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION No 6494 AND BY ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.

DESCRIPTION

THIS PLAT OF "RIDGECREST" COVERS AND INCLUDES ALL OF THE WEST 1/2 OF THE N.E. 1/4 OF SEC. 17 TWP. 26N. R4E. W.M. ALL COURSES AND DIMENSIONS ARE SHOWN ON THE FACE OF THIS PLAT. ALL MONUMENTS ARE CONCRETE, EXCEPT AS OTHERWISE DESIGNATED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED M.R. WOOD AND GEORGIE WOOD, HIS WIFE, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE EASEMENT AS SHOWN ON THE PLAT FOR THE PURPOSES THEREON INDICATED, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS TRACTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 17TH DAY OF FEBRUARY A.D. 1941

M. R. WOOD
GEORGIE WOOD

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 17TH DAY OF FEBRUARY A.D. 1941 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED M. R. WOOD AND GEORGIE WOOD HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THE 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 THE DAY AND YEAR FIRST ABOVE WRITTEN.

JAMES M. FERGUSON
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE

JAMES M. FERGUSON NOTARY PUBLIC COMMISSION EXPIRES JUNE 20 1941 STATE OF WASHINGTON

EXAMINED AND APPROVED THIS 28TH DAY OF APRIL A.D. 1941

ATTEST: ELMER H. KENNEDY
CLERK, BOARD OF COUNTY COMMISSIONERS

TOM SMITH
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 2 DAY OF MAY A.D. 1941 AT 39 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 37 OF PLATS, PAGE 7 RECORDS OF KING COUNTY, WASHINGTON

BY M. J. R. WILLIAMS
DEPUTY COUNTY AUDITOR

ROBERT A. MORRIS
KING COUNTY AUDITOR

3162352

EXAMINED AND APPROVED THIS 11 DAY OF APRIL A.D. 1941

H. H. SISLER
COUNTY ROAD ENGINEER

COMMISSIONERS COURT KING CO. WASH.

I HEREBY CERTIFY THAT THE WITHIN PLAT OF RIDGECREST IS DULY APPROVED BY KING COUNTY PLANNING COMMISSION THIS 30TH DAY OF APRIL A.D. 1941

R. G. TYLER
CHAIRMAN

OTWAY PARDEE
SECRETARY

H. H. SISLER
ACTING EXECUTIVE OFFICER

HENRY H. SISLER STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE PLAT OF RIDGECREST IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 17 TWP. 26N. R4E. W.M. THAT THE DISTANCES COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

J. P. DODD
CERTIFICATE No. 46
RENEWAL No. E-1030
DATE APRIL 7TH 1941

JOHN P. DODD STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER