

1327-623

land hereunder, and all payments made on this contract shall be retained by the said Vendor, or its successors or assigns, in full satisfaction and liquidation of all damages by the vendor or its assigns sustained, and they shall have the right to re-enter and take possession of said lands and premises and every part thereof. This is only a contract on one lot.

Witness the due execution of this contract in duplicate this 18th day of December, A.D. 1926.
(H.I.Co. Corp. Seal)

Hillman Investment Co.

By C. D. Hillman, President, Vendor

Elbert H. Clemans, Vendee.

State of Washington)SS
County of King

This certifies that on this 20 day of December, A. D. 1926, before me a Notary Public in and for the State of Washington, duly commissioned and sworn, came C. D. Hillman, to me known to be the President of the within named corporation, and acknowledged to me that he signed the foregoing instrument in the name of said corporation as its and his free act and deed for the uses and purposes therein mentioned, and on oath stated that he had authority to execute said instrument as the President thereof.

Witness my hand and official seal this 20 day of December, A.D. 1926.

(F.C.B. Notarial Seal)

Fred C. Brown

(Com. Ex. Jan. 6, 1929)

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

Filed for record at request of Grantee, Jan. 3, 1927 at 45 min past 4 P.M.

KH *H-73*

D. E. Ferguson, County Auditor

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2288621

Hillman Investment Co.

To

Real Estate Contract

Elbert H. Clemans

Real Estate Contract

It is hereby mutually agreed by and between Hillman Investment Co., a corporation, hereinafter designated as Vendor, and Elbert H. Clemans, hereinafter designated as the Vendee, Witnesseth:

That the vendor hereby agrees to sell to the vendee, his heirs or assigns, and the vendee agrees to purchase from the vendor, its successors or assigns, the following described lot, tract or parcel of land situated in King County, State of Washington, described as follows:

Lot Thirty-five (35) in Block Two (2), Division No. 2 of Riviera Beach Addition, together with the appurtenances thereunto belonging, upon the following terms and conditions:

The purchase price of said land and premises is the sum of Seven Hundred (\$700.00) Dollars, of which sum Seventy Dollars (\$70.00) has this day been paid, and the balance of the purchase price in the sum of Six Hundred and thirty (\$630.00) Dollars, together with interest thereon at the rate of six per cent (6%) per annum, to be paid by the Vendee in monthly installments of Five Dollars (\$5.00), or more, each, the first of said installments to be paid on the 15th day of January, 1927, and the further sum of Five Dollars (\$5.00), or more, on the 15th day of each and every month thereafter until said balance of the purchase price has been paid in full, the said monthly payment of Five Dollars (\$5.00), or more, and the interest to be paid semi-annually in addition to the payments specified above.

The Vendee in addition to the foregoing purchase price agrees to pay before the same become delinquent all taxes and assessments which may subsequent to the date of this contract become a lien upon said land and premises, or any part thereof.

The Vendee is entitled to possession of said premises immediately upon the execution of this contract and assumes all risks of ownership from any cause whatsoever, including results from exercise of the right of eminent domain in the taking of the whole or any part of said premises for public use, compensation in the event of eminent domain to be credited upon this contract.

The said Vendee further covenants and agrees that said premises will not be used for any illegal or immoral purposes.

The Vendor covenants and agrees to convey to the said Vendee the said premises by good and sufficient warranty deed when the full purchase price shall have been paid upon the performance of this contract, and said Vendee hereby acknowledges the receipt of title insurance showing good title to said premises, free and clear of encumbrances at this date, and said Vendee further agrees that he will not sell or assign this contract, or any interest therein, to any other than white persons and will not permit the land or this contract to be sold at forced sale.

Time is the essence of this contract, and in case of failure of the said Vendee to make the payments or perform any of the covenants on his part this contract shall be terminated at the election of said Vendor, its successors or assigns, and the said Vendee shall forfeit all right to acquire the said land hereunder, and all payments made on this contract shall be retained by the said Vendor, or its successors or assigns, in full satisfaction and liquidation of all damages by the Vendor or its assigns sustained, and

1327-624

they shall have the right to re-enter and take possession of said land and premises and every party thereof. This is only a contract on one lot.

Witness the due execution of this contract in duplicate this 18th day of December, A.D. 1926.
(H.I.Co. Corp. Seal)

Hillman Investment Co.,
By C. D. Hillman, President. Vendor
Elbert H. Clemans, Vendee.

State of Washington)SS
County of King

This certifies that on this 20 day of December, A.D. 1926, before me a Notary Public in and for the State of Washington, duly commissioned and sworn, came C. D. Hillman, to me known to be the President of the within named corporation, and acknowledged to me that he signed the foregoing instrument in the name of said corporation as its and his free act and deed for the uses and purposes therein mentioned, and on oath stated that he had authority to execute said instrument as the President thereof.

Witness my hand and official seal this 20 day of December, A.D. 1926.

(F.C.B. Notarial Seal)
(Com. Ex. Jan. 6, 1929)

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

Filed for record at request of E. Clemans, Jan. 3, 1927 at 45 min past 4 P.M.

KH *4-13*

D. E. Ferguson, County Auditor

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2288716

Desire Alexander, et ux

To

Warranty Deed

D. McKenzie

The Grantors Desire Alexander and Amelia Alexander, his wife, for and in consideration of Fifty-four Hundred (\$5400.00) Dollars in hand paid, convey and warrant to D. McKenzie, the following described Real Estate:

Lot Six (6), Block Thirty-three (33) Denny & Hoyt's Addition to the City of Seattle, W. T. according to plat thereof recorded in Volume 2 of Plats, page 136, records of said county, situated in the County of King, State of Washington.

Dated this 31st day of August, 1926.

Witnesses: _

Desire Alexander (Seal)
Amelia Alexander (Seal)

State of Washington)SS
County of King

This is to certify that on this 4th day of January, A.D. 1927, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Desire Alexander and Amelia Alexander, 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, the day and year in this certificate first above written.

(J.E.N. Notarial Seal)
(Com. Ex. Jun. 29, 1927)

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

Filed for record at request of Stephen A. Hull, Jan. 4, 1927 at 39 min past 10 A.M.

KH *4-13*

D. E. Ferguson, County Auditor

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2288727

Beatrice Collins James

To

Warranty Deed

Joseph Huppman

The Grantor Beatrice Collins James, as her separate estate, of Bremerton, Washington, for and in consideration of Ten (\$10.00) Dollars in hand paid, conveys and warrants to Joseph Huppman, the following described Real Estate:

South 22 feet of Lot Sixteen (16) and all of Lot Seventeen (17), Block Twenty-seven (27), Madison Street Addition to the City of Seattle, according to plat recorded in Volume 2 of Plats, page 85, records of King County, Washington, situate in the County of King, State of Washington.

This conveyance is given subject to the unpaid installments of assessment for 24th Avenue North et al water main, under Ordinance 40222, District 3245.

Dated this 22nd day of December, 1926.

Witnesses: _

Beatrice Collins James (Seal)

RIVIERA BEACH

AN ADDITION TO KING COUNTY, WASH.

DIVISION No. 2

Merford & Mowry
Civil Engineers.

Scale 1 inch = 100 Feet.

DESCRIPTION

This Plat of RIVIERA BEACH - DIVISION No. 2 covers and includes all that portion of Gov't. Lot 1, Section 27 of Township 26 North, Range 4 East, W.M. (except the south 90 feet of the north 660 feet thereof) lying east of the Northern Pacific Railway right of way, and the second class shore lands adjoining; also all that part of Gov't. Lot 2 of said Section 27 lying east of the Northern Pacific Railway Right of Way and second class shore lands adjoining, excepting that portion lying south of the projected line between Lots 9 & 10, Block 17, University Lake Shore Addition, in said government lot 2, all situated in King County, Washington.

All dimensions are as shown upon the face of the plat in feet.

We hereby certify that the Plat of Riviera Beach - an Addition to King County, Wash. Division No. 2 is based upon an actual survey and subdivision of Sec. 27, Tp. 26 N., R. 4 E., W. M., that the distances and courses and angles are shown thereon correctly, that the monuments have been set and lot and block corners staked on the ground.

Merford & Mowry
By C. P. Mowry...

DEDICATION.

Know all men by these presents that we the National City Bank Seattle, a corporation, owner in fee simple, and Warren McKernan and Evers, a corporation, purchasers by real estate contract, of the tract of land platted in this Riviera Beach - Div. No. 2, an Addition to King County, Washington, hereby declare this Plat and dedicate to the use of the public, forever all the streets and avenues shown hereon, and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown upon this Plat in the reasonable original grading of the streets and avenues shown hereon.

In witness whereof we have hereunto set our hands and seals this 29th day of October A.D. 1926.

THE NATIONAL CITY BANK OF SEATTLE

By J. W. Maxwell, President

John A. Vanderpoel, Cashier

WARREN, MCKERNAN & EVERS

By Jesse M. Warren, President

Volney P. Evers, Secretary.



ACKNOWLEDGMENTS.

State of Washington } ss.
County of King

This is to certify that on this 29th day of October A.D. 1926, before me the undersigned a Notary Public, personally appeared J. W. Maxwell and J. A. Vanderpoel, to me known to be the president and Cashier, respectively, of the National City Bank of Seattle, 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 they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and official seal the day and year first above written.

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

State of Washington } ss.
County of King

This is to certify that on this 29th day of October A.D. 1926, before me, the undersigned, a Notary Public, personally appeared Jesse M. Warren and Volney P. Evers, to me known to be the president and Secretary, respectively, of Warren, McKernan & Evers, the Corporation who executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said dedication and that the seal affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and official seal the day and year first above written.

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

Examined and approved this 1st day of
Nov. A.D. 1926.

Wm. R. Gaines
Chairman, Board of County Commissioners.

Examined and approved this 1st day of
Nov. 1926.
By Thomas D. Hunt, Deputy
Thomas R. Beeman, County Engineer.

Attest:
C. F. Gage
Dep. Clerk of Board of County
Commissioners.



Thomas H. Corder,
Draftsman.

By Deputy County Auditor.

2261762

Filed for record at the request of the King County
Engineer Nov. 1st A.D. 1926, at 00 minutes past 4
O'clock P.M. and recorded in Vol. 29 of Plats, page 43.
Records of King County, Washington.

By County Auditor.

