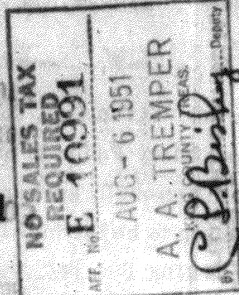


4162636

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Statutory Warranty Deed



FORM 1.3

THE GRANTORS, W. E. BOEING AND BERTHA BOEING, his wife

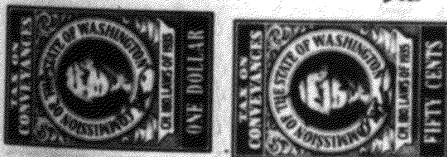
for and in consideration of TEN AND NO/100 (\$10.00)

in hand paid, conveys and warrants to JOHN H. HENDERSON, a single man

the following described real estate situated in the County of King State of Washington: TRACT EIGHT (8), SEA BREEZE TRACTS, AN ADDITION TO KING COUNTY, WASHINGTON, according to Plat thereof recorded in Volume 34 of Plats, Page 42, records of said county. SUBJECT TO THE FOLLOWING RESTRICTIONS: All tracts in this plat are to be used for residence purposes. No tract or portion thereof shall be divided and sold or re-sold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the area required for lots in Residence District according to County Resolution No. 6494, as now in force or as amended hereafter. No part of any tract shall be at any time, directly or indirectly, be sold, conveyed, rented or leased in whole or in part, to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any portion of any tract or of any building thereon, except a domestic servant actually employed by a White occupant of such lot and/or tract and/or building. All toilet conveniences shall be inside of house or building and shall be connected by underground pipes with a private septic tank of a depth and type of construction approved by King County or State of Washington Health Authorities. The Grantors hereby covenant with the Grantee that all other conveyances of tracts and portions of tracts in Sea Breeze Tracts, An Addition to King County, Washington, will contain similar restrictions. This deed is executed and delivered pursuant to and in discharge of that certain Real Estate Contract pertaining to the above described real property which was executed of the 24th day of February 1941, between W. E. Boeing and Bertha Boeing, his wife, as Sellers, and John H. Henderson, a single man, as Purchaser, provided that said grantors do not warrant against any interest in or encumbrance upon said property arising subsequent to the execution of said contract, or done or suffered at any time from the grantee, his heirs and/or assigns.



Dated this 5th day of July, 1951.



STATE OF WASHINGTON,

ss.

W. E. BOEING & BERTHA BOEING (SEAL)

BY: [Signature] (SEAL)
Their Attorney in Fact

SEA BREEZE TRACTS

AN ADDITION TO KING COUNTY, WASH.

SCALE 1 INCH = 100 FEET.

MORFORD & MOWRY ~ CIVIL ENGINEERS

DESCRIPTION - THIS PLAT OF "SEA BREEZE TRACTS" COVERS AND INCLUDES A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 3 EAST, W.M. LYING NORTHEAST OF THE RICHMOND BEACH COUNTY ROAD, NO. 918; ALSO ALL OF THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, LYING NORTHEAST OF THE SAID RICHMOND BEACH ROAD AND NORTH OF THE COUNTY ROAD (NOW 190TH ST.); ALSO A PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, EXCEPTING COUNTY ROADS - NOW W. 190TH ST. AND W. 195TH ST.; AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST AND WEST CENTER LINE OF SAID SECTION 1, WHICH IS N. 88° 14' 41" W., A DISTANCE OF 976.44 FEET FROM THE CENTER OF SAID SECTION 1, AND RUNNING THENCE N. 88° 14' 41" W. 325.48 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE S. 0° 52' 54" W. 673.43 FEET; THENCE N. 88° 21' 52" W. 305.13 FEET TO THE NORTHEASTERLY MARGIN OF RICHMOND BEACH ROAD; THENCE FOLLOWING SAID MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.99 FEET AND WHOSE CENTER BEARS S. 36° 13' 30" W., A DISTANCE OF 71.13 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID MARGIN, S. 35° 20' 06" E., 720.95 FEET TO THE NORTH MARGIN OF W. 190TH ST.; THENCE S. 88° 29' 02" E., ALONG THE NORTH MARGIN OF W. 190TH ST. 470.25 FEET; THENCE N. 0° 50' 22" E., 964.61 FEET; THENCE S. 88° 29' 02" E., 10.00 FEET; THENCE N. 0° 53' 35" E., 311.54 FEET TO THE SOUTH MARGIN OF W. 195TH STREET; THENCE N. 88° 14' 41" W. ALONG SAID MARGIN, 325.48 FEET; THENCE N. 0° 53' 15" E., 20.00 FEET TO POINT OF BEGINNING.

DEDICATION - KNOW ALL MEN BY THESE PRESENTS, THAT WE, W.E. BOEING AND BERTHA BOEING, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE TRACTS OF LAND PLATTED IN THIS "SEA BREEZE TRACTS", DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS AND AVENUES SHOWN HEREON, 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 OR TRACTS SHOWN UPON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 19TH DAY OF JANUARY A.D. 1938

W.E. BOEING AND
BERTHA BOEING, HIS WIFE
BY D.R. DREW
THEIR ATTORNEY IN FACT

SEE SURVEY VOL. 13 PAGE 75

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } ss
ON THIS 19TH DAY OF JANUARY A.D. 1938, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED D.R. DREW, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT OF W.E. BOEING AND BERTHA BOEING, HIS WIFE THEREIN DESCRIBED, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAID INSTRUMENT AS SUCH ATTORNEY IN FACT FOR SAID PRINCIPAL, FREELY AND VOLUNTARILY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID W.E. BOEING AND BERTHA BOEING, HIS WIFE, ARE NOW LIVING.

WITNESS MY HAND AN OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

L. A. PELTON
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT SEATTLE.

FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION THIS 10TH DAY OF FEBRUARY A.D. 1938, AT 36 MINUTES PAST 10 A.M., AND RECORDED IN VOLUME 34 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.

EARL MILLIKIN
COUNTY AUDITOR

BY A.C. MILLER
DEPUTY COUNTY AUDITOR

USE RESTRICTIONS - ALL TRACTS IN THIS PLAT ARE TO BE USED FOR RESIDENCE PURPOSES. NO TRACT OR PORTION THEREOF SHALL BE DIVIDED AND SOLD OR RE-SOLD, OR OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR LOTS IN A RESIDENCE DISTRICT ACCORDING TO COUNTY RESOLUTION NO. 8494, AS NOW IN FORCE OR AS AMENDED HEREAFTER

2984022

EXAMINED AND APPROVED THIS 7TH DAY OF FEBRUARY A.D. 1938

LOUIS NASH
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST MARION KELEZ
DEP. CLERK, BOARD OF COUNTY COMMISSIONERS



CARL E. MORFORD

EXAMINED AND APPROVED THIS 3RD DAY OF FEB. A.D. 1938

H.H. SISLER
COUNTY ROAD ENGINEER

BY DEPUTY COUNTY ROAD ENGINEER

I HEREBY CERTIFY THAT THE WITHIN PLAT OF SEA BREEZE TRACTS IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 8TH DAY OF

FEBRUARY A.D. 1938.

JOSHUA H. VOGEL
PLANNING ENGINEER & EXECUTIVE OFFICER
OF THE KING COUNTY PLANNING COMMISSION

NOTE - BEARINGS AND CO-ORDINATES ARE REFERRED TO THE LAMBERT PROJECTION PLANE CO-ORDINATE GRID FOR STATE OF WASHINGTON

