	4251451 Vol 3164 PAGE 553 (Shady Lake Sales-1951)
FORM 408	REAL ESTATE CONTRACT
A CONTRACT OF	TRACT, made this 18 day of April A.D. between hereinafter called the "seller" and
MARY BRUSH, as	
HAROLD G. VAN	her separate estate hereinafter called the "purchaser," CLEAVE and OPAL VAN CLEAVE, his wife, ETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
seller the follow	ing described real estate with the appurtenances, situate in King County,
	Block 2, Shady Lake, according to plat thereof recorded in blats, page 80, records of King County, EXCEPT coal and minerals
NUMBER DI	Dederation of Protective Restrictions, Exceptions, Res- ht of the State of Washington, Right of the Public and Explanation of the Plat of Shady Lake, King County,
Washington.	DECLARATION OF PROTECTIVE RESTRICTIONS

All of the lots and blocks in the plat of Shady Lake, according to the plat thereof recorded August 11, 1948, in the office of the Auditor of King County, State of Washington, are subject to zoning regulations, building restrictions and use restrictions as follows:

Subject to the provisions of King County Commissioners Resolution No. 6494 and any amendments thereto, all lots in Blocks 1, 3 and 4 of said plat are restricted to second suburban uses and all lots in Block 2, of said plat are restricted to first residential uses; and no lot or portion of a lot in said plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of any lot in said plat shall be less than 6,000 square feet, nor less than 60 feet in width fronting on the adjacent roads shown on said plat, nor less than the lesser widths shown on said plat. Lot 56, Block 2, has been dedicated to the State of Washington for use of the public as a recreational and fishing area forever.

All lots in Bloch 2, except Lot 56, are residential lots and all of said residential lots are subject to building and use restrictions as follows:

No structures shall be erected, altered, placed or permitted to remain on residential lots other than detached single family dwellings not to exceed one and one-half stories in height and private garage for not more than three cars.

On residential lots, no dwelling shall be constructed having an area of less than 400 square feet. except the garage. Any dwelling or structure erected or placed on a residential lot shall be completed as to external appearance, including finished painting, within 24 months from date of commencement of construction and shall be connected to a sanitary sewer or septic tank.

All buildings or residential lots shall be at least 80 feet from the line of ordinary high water of the lake on which the residential lots front.

No residential lot or portion thereof shall be occupied by any person other than a person of the Caucasian race, except servants actually employed by an occupant who is of the Caucasian race.

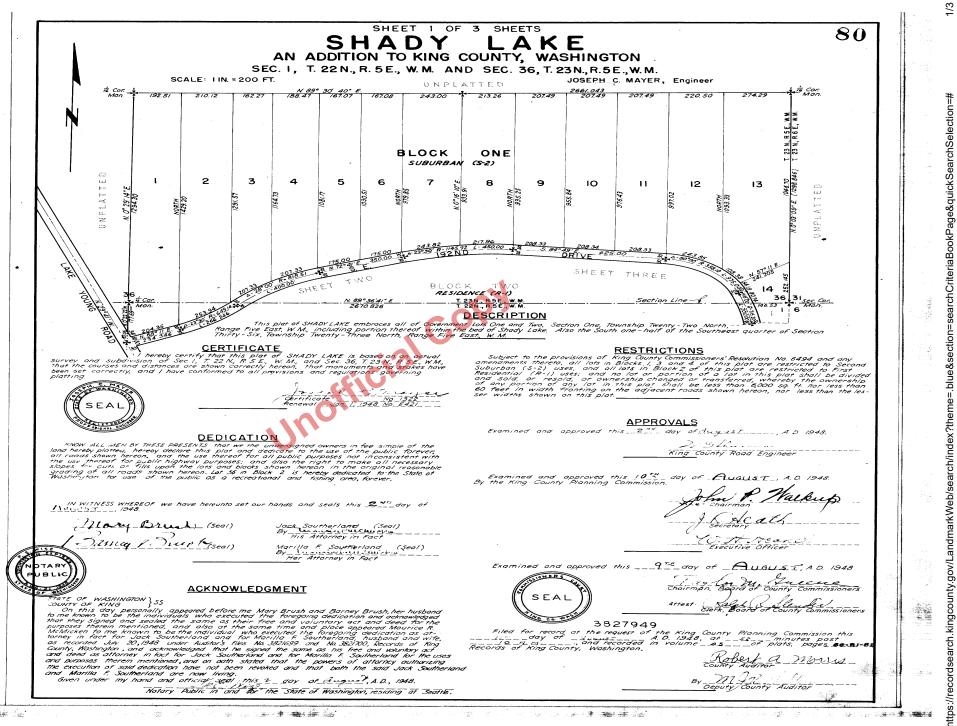
No outbuildings shall be constructed on a residential lot, except a garage of three car capacity or less.

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

The invalidation of any building or use restriction by a judgment or court order shall in no wise affect the other building and use restrictions, all of which other building and use restrictions shall remain in full force and effect.

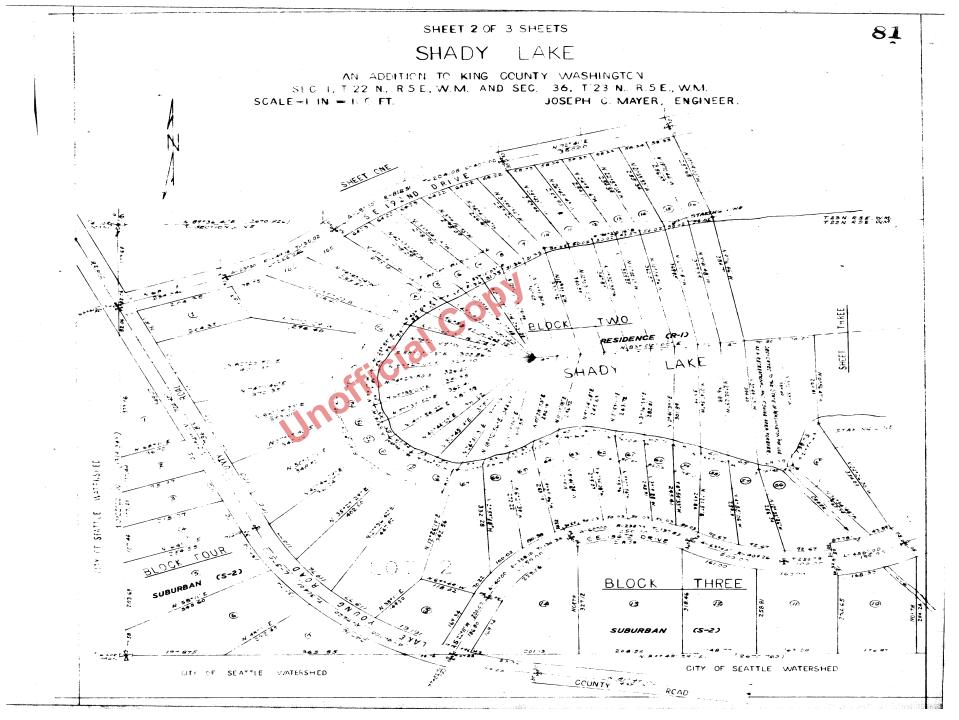
No wharf or float shall be built extending into the water of Shady Lake beyond 20 feet from the shore line as established by the line of ordinary high water of said lake, nor shall fences be built, beyond the shore line and into the lake. All of the area under the lake and more than 20 feet from the shore line as established by the line of ordinary high water shall be kept unobstructed and for the use of the public.

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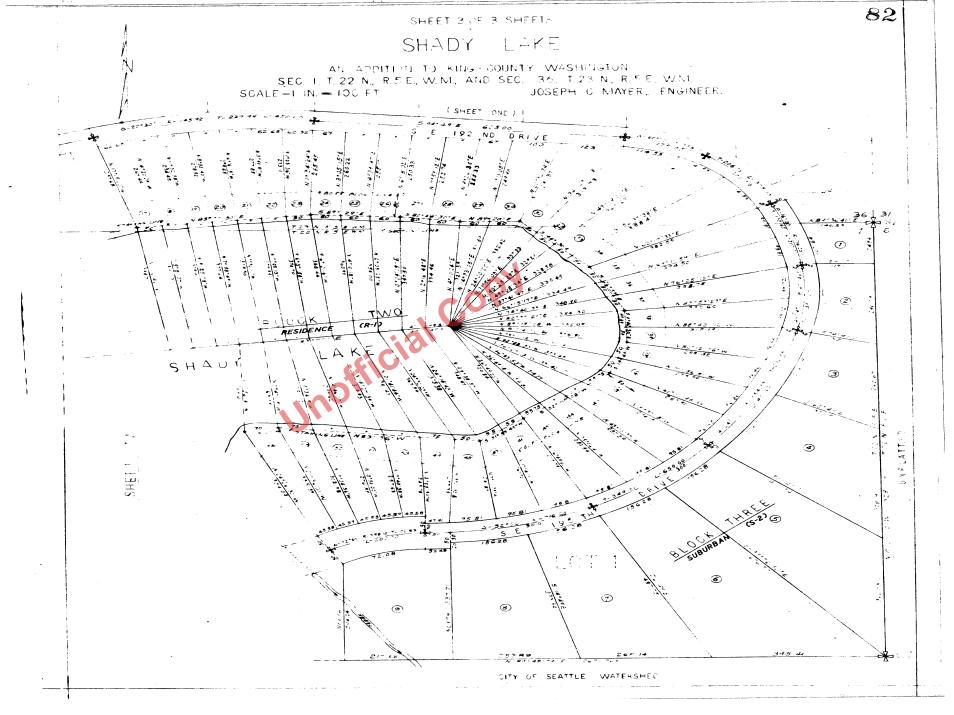


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