

## REAL ESTATE CONTRACT

For Unimproved Property

#164  
23-2

THIS CONTRACT, made this 18 day of April A.D. 1951 between

MARY BRUSH, as her separate estate

hereinafter called the "seller" and  
HAROLD G. VAN CLEAVE and OPAL VAN CLEAVE, his wife,  
hereinafter called the "purchaser,"WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the  
seller the following described real estate with the appurtenances, situate in King County,  
Washington:Lot 25, Block 2, Shady Lake, according to plat thereof recorded in  
volume 45 of plats, page 80, records of King County, EXCEPT coal and mineralsSUBJECT TO: Declaration of Protective Restrictions, Exceptions, Res-  
ervations, Right of the State of Washington, Right of the Public and  
Supplemental 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 Block 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 con-  
struction 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.

Mary Brush and H. Van Cleave







