

WARRANTY DEED

THE GRANTOR, PUGET MILL COMPANY, a corporation, for and in consideration of Ten and No/100 Dollars in hand paid, conveys and warrants to ANNIE LINCOLN of Snohomish, Washington the Grantee, the following described real estate, to-wit: Lot Twenty (20) in Block Three (3) - Sheridan Beach No. 2, according to the recorded plat thereof in the office of the County Auditor of King County, Washington, situated in King County, State of Washington.

Said premises are conveyed to the Grantee upon the following conditions, covenants and agreements, and subject to the following limitations and restrictions:

That the said Grantee, her heirs and assigns, shall not, at any time prior to December 31, 1941, build, erect or maintain, or cause or permit to be erected, built or maintained, upon said land, or any part thereof, any dwelling house constructed at a cost of less than Four Thousand Dollars (\$4,000.00), and shall not maintain upon the shore of Lake Washington any boathouse, except for the use of the occupants of said premises, houseboat or beach or shore resort of any kind or nature whatsoever, and shall not upon said real property carry on or conduct any business or commercial affairs whatsoever, and shall not upon said property raise any poultry or any animals for commercial purposes or for profit, and that upon said premises no outhouse or outbuilding of any kind shall be erected, except a garage for the use of the occupants of said premises, and that neither the Grantee, nor her heirs or assigns, shall erect, maintain or operate upon said real property, or any part thereof, any eating house, restaurant, soft drink place or other place of public resort, or any commercial business whatever; and upon the further condition, covenant and agreement, and limitation and restriction, that neither the Grantee, nor her heirs or assigns, shall at any time prior to December 31, 1941, construct or maintain upon said premises any cesspool or permit or cause the sewage from said premises, or any house or improvement thereon erected, to flow into Lake Washington, or into any creek running through Sheridan Beach No. 2, except by means of a septic tank such as shall be approved by the health authorities of the County of King or the State of Washington, and shall not dump or throw into either Lake Washington or any creek running through Sheridan Beach No. 2, any refuse or garbage.

And this deed is made upon the further condition, covenant and agreement, limitation and restriction, that neither the said premises or any house, building or improvement thereon erected, shall at any times be occupied by persons of the Ethiopian race, or by Japanese or Chinese, or any other Malay or Asiatic race, save and except as domestic servants in the employ of persons not coming within this restriction.

All of the foregoing conditions, covenants, agreements, limitations and restrictions shall be deemed covenants running with the land and binding upon the Grantee, her heirs, assigns, grantees and personal representatives, and in case of a breach of the said conditions, or the violation of the foregoing covenants and agreements to be kept and performed by the said Grantee, her heirs, assigns, grantees or legal representatives, then this deed shall be subject to forfeiture and become absolutely null and void, and the title to said premises hereinabove conveyed shall immediately revert to the Grantor, its successors or assigns, as fully and completely as though this deed had never been executed.

There are excluded from the warranties of this deed any and all unpaid taxes and assessments, and any and all liens, incumbrances, charges and liabilities of whatsoever kind created, permitted or imposed upon said property from and after the Eighth day of March, 1929.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal this Eleventh day of March, 1935.

PUGET MILL COMPANY

Attest: GEO. J. MARTIN  
Assistant Secretary.  
STATE OF CALIFORNIA,  
City and County of San Francisco, ss.



On this 14th day of March, A. D. 1935, before me, the undersigned, a Notary Public, personally appeared G. A. POPE and GEO. J. MARTIN, to me known to be the President and Assistant Secretary, respectively, of Puget Mill Company, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned; and each on oath stated that he was 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 affixed my official seal the day and year first above written.

Notary Public in and for the City and County of San Francisco, State of California.

My commission will expire March 1-1937

Mar 22 1935  
Request of Annie C. Lincoln  
Earl Millikin, County Auditor.



# SHERIDAN BEACH No. 2

## A REPLAT OF BLOCK 8 SHERIDAN BEACH

Rolland S. Hall  
Engr.



### DESCRIPTION

This Plat of 'Sheridan Beach No. 2' is a replat of Block 8, Sheridan Beach, as recorded in Vol. 30 of Plats, Pages 5 and 6, Records of King County, Washington, and covers and includes all of said Block 8, and East 170 St., and a portion of Beach Drive adjacent thereto.

I hereby certify that this Plat of 'Sheridan Beach No. 2' is based on an actual survey of Block 8, Sheridan Beach of which this is a replat, that the courses and distances as shown are correct, that the monuments have been set and the lot and block corners have been staked on the ground.

Rolland S. Hall  
Engineer

Examined and approved this 25th day of Feb. A.D. 1929

By \_\_\_\_\_ Thomas D. Hunt  
County Engineer

### DEDICATION

Know all men by these presents that the Puget Mill Company, a corporation, organized and existing under the laws of the State of California and having its principal place of business in the City of San Francisco, owner 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 right to make all necessary slopes for cuts or fills upon the lots and blocks shown on this plat in the reasonable original grading of all streets and avenues shown hereon.

In witness whereof we have hereunto set our hands and seal this 4th day of February, A.D. 1929.

In presence of  
H. T. Dupont  
Geo. J. Martin

PUGET MILL COMPANY  
A. G. Harms  
Vice President  
F. L. Dettmann  
Secretary



### ACKNOWLEDGMENT

State of California )  
City and County of San Francisco ) S.S.  
This is to certify that on this 4th day of February A.D. 1929 before me the undersigned, a Notary Public, personally appeared A. G. Harms and F. L. Dettmann, vice-president and secretary respectively of the Puget Mill Company, to me known to be the officers of the corporation which 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 they on oath stated that they were authorized by said corporation to execute said instrument, and that the seal of said corporation hereto 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.



Minnie Y. Collins  
Notary Public in and for the State  
of California residing at San Francisco.  
My Commission expires Apr. 14, 1929.

2520483

Filed for record at the request of Co. Engineer this 26th day of Feb. A.D. 1929 at 4:44 minutes past 3 o'clock P.M. and recorded in Vol. 33 of Plats, page 9 Records of King County, Washington.

By \_\_\_\_\_ George R. Hunt  
County Auditor

Examined and approved this 26 day of Feb. A.D. 1929

Attest George A. Grant, Clerk  
By C. F. Sage, Deputy

Don. H. Evans  
Chairman Board of  
County Commissioners



Thomas H. Cordeiro  
Del.