

1519-393

2715267

John Blair, et ux
to
Sam Alkana, et ux

Real Estate Contract

This Agreement, made and entered into this 24th day of March, 1932, between John Blair and Clara Blair, his wife, the sellers and Sam Alkana and Emily Alkana, his wife, hereinafter called the purchasers.

Witnesseth: That the sellers agree to sell to the purchasers and the purchasers agree to purchase of the seller the following described real estate situated in King County, State of Washington, to-wit:

Lot nine (9) Block fifteen (15) of Squire Park Addition to the City of Seattle, King County, State of Washington, with the appurtenances together with one refrigerator, oil burner, gas stove, linoleum on kitchen floor. And vendor warrants that same personal property has been fully paid for and there are no liens against the same. On the following terms and conditions:

The purchase price for said described premises is the sum of three thousand five hundred (\$3,500.00) dollars, of which the sum of one thousand five hundred (\$1,500.00) dollars, has this day been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price in the sum of two thousand (\$2,000.00) dollars shall be paid as follows:

In monthly installments of twenty-five (\$25.00) dollars which shall include interest on deferred payments at rate of 6% per annum. First payment due on the 24th day of April, 1932, and a payment of twenty-five (\$25.00) dollars shall be made on the 24th day of each month thereafter until the total purchase price together with interest on deferred payments shall have been paid. All payments to be made in Canadian Bank of Commerce, Seattle, Wn.

The purchasers assume and agree to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.

The purchasers assume all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed thereon.

The purchasers agree, until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value or at least in an amount equal to balance owing sellers herein for the purchase of above property thereof against loss or damage by fire in some company acceptable to the seller and for the seller's benefit as their interest may appear and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

In case the purchasers shall fail to make any payment hereinbefore provided by the purchasers to be made, the sellers may make such payment and any amount so paid by the sellers together with interest thereon from date of payment until repaid at the rate of twelve (12) per cent per annum, shall be repayable by the purchaser on demand, all without prejudice to any other right the seller might have by reason of such default.

The purchasers agree that full inspection of said described premises has been made and that neither the sellers nor their assigns shall be held to any covenant respecting the condition of any improvements on said premises nor to any agreement for alterations, improvements or repairs, unless the covenant or agreement relied on be in writing and attached to and made a part of this contract.

The seller has delivered to purchaser an abstract of title to above premises.

The sellers agree, on full payment of said purchase price in manner hereinbefore specified, to make, execute, and deliver to the purchasers a statutory form of warranty deed of conveyance of said described premises, providing, however, that grantors warrant generally as to the date of this contract and as to any acts of grantors from and after said date, and subject to restrictions that said land cannot be sold, conveyed, leased, rented or given to a person of negro blood.

Time is of the essence of this contract, and in case the purchasers shall fail to make any payment of the said purchase price, promptly at the time the same shall fall due as hereinbefore specified, or promptly to perform any covenant or agreement aforesaid, the sellers may elect to declare a forfeiture and cancellation of this contract, and upon such election being made all rights of the purchaser hereunder shall cease and determine, and any payments theretofore made hereunder by the purchasers shall be retained by the sellers in liquidation of all damages sustained by reason of such failure, and no waiver by the sellers of any default on the part of the purchasers shall be construed as a waiver of any subsequent default.

In witness whereof, the parties hereto have executed this instrument in duplicate the day and year first herein written.

John Blair	(Seal)
Clara Blair	(Seal)
Sam Alkana	(Seal)
Emily Alkana	(Seal)

State of Washington)ss.
County of King

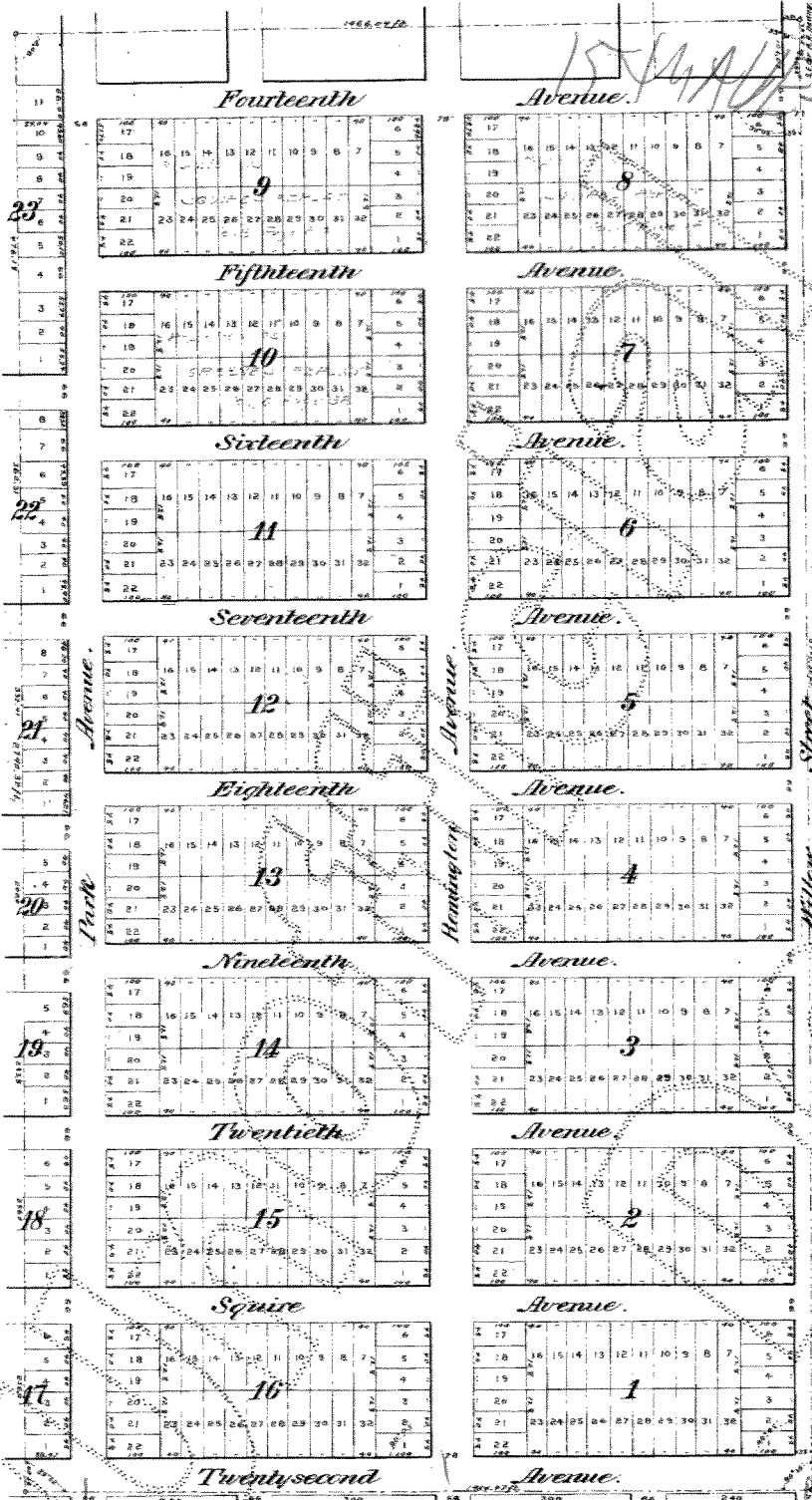
On this 24 day of March, A. D. 1932, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Blair and Clara Blair, his wife,

SQUIRE PARK

ADDITION TO THE

City of Seattle King Co. Washington.

A. M. Reynolds C.E.
Scale 1/32" = 1 inch.



Description.

This Plat of Squire Park (Addition to the City of Seattle King Co. Washington) is embraced within the following described boundaries: Beginning at a point 177.15 feet North of the S.E. Corner of the C. D. Horen Donation Claim, running thence West a distance of 2740.32 feet, thence North a distance of 1466.04 feet, thence East a distance of 2740.32 feet, thence South a distance of 1466.04 feet to the point of Beginning. The Initial Point of this plat is the S.E. Corner of this tract. The widths of Streets and Avenues are as shown in this plat.

Dedication.

Now all men by these Presents, that we W. C. Squire and Ida H. Squire, his wife, and each of us, owners in fee simple of the above described plat of the Squire Park (Addition to the City of Seattle King Co. Washington) do hereby declare this plat and dedicate to the uses of the Public forever all the Avenues and Streets platted therein.

In witness whereof, we have hereunto set our hands and affixed our seals, this Eleventh day of November A.D. Eighteen Hundred and Ninety. (1890)

In presence of
Frank B. Westling { Nelson C. Squire. (as)
Alice M. Reynolds { Ida H. Squire (as)

Acknowledgment.

I, Frank B. Westling a Notary Public, in and for the State of Washington, duly commissioned, and sworn, do hereby certify that on this Eleventh day of November A.D. Eighteen Hundred and Ninety. (1890) personally appeared before me, W. C. Squire & Ida H. Squire, his wife, to me known to be the individuals described in and who executed this plat of the Squire Park (Addition to the City of Seattle King Co. Washington) and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned. And the said Ida H. Squire, wife of said W. C. Squire upon examination by me separately and apart from her said husband, when the contents of said plat were by me fully made known to her, and she was by me fully apprised of her rights and the effect of signing the above plat, did, freely and voluntarily separate and apart from her said husband, acknowledge the same, acknowledging that she did voluntarily of her own free will and without fear or coercion from her husband, execute the same as her 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.

Frank B. Westling,
Notary Public in and for the
State of Washington, Residing at
Seattle.

Approved by me this the Sixth day of December 1890. Harry White Mayor.

Examined & approved, Albro Gardner City Engineer.

I have examined the Dedication & Acknowledgment of this Plat & find the same conform to the provision of law. O'Leary Corporation Counsel. P. W. W.

85181.

Filed for Record at Request of
Howard P. J. J. J.
Sep. 16, 1891.
at 10 cents, paid H. J. J. J.
and recorded in Vol. 115
of Book page 6.
Records of King County, Wash.

A. Auditor.

Attest: By City Clerk
For City Seal attached.

Co. Auditor.