

3093255

WARRANTY DEED

THE GRANTOR SOUTH SEATTLE LAND COMPANY, a Washington Corporation, for and in consideration of Ten Dollars (\$10.00), in hand paid, conveys and warrants to John C. Bush, the following described real estate, situated in the County of King, State of Washington:

Beginning at the South one-quarter corner of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said Section, North 89°17'37" East, 651.54 feet to the southwest corner of the East one-half of the West one-half of the southeast quarter of said Section 8; thence along the West line of said subdivision, North 0°03'41" West, 2191.22 feet to the true point of beginning of this description; thence continuing North 0°03'41" West, 50.00 feet; thence South 89°28'19" East, 325.34 feet; thence South 0°05'11" East, 50.00 feet; thence North 89°28'19" West, 325.36 feet to the true place of beginning. EXCEPT the West 30.00 feet thereof; subject to easement for electric transmission line by grantor to Puget Sound Power & Light Company, by instrument dated November 17, 1930, recorded November 18, 1930, in volume 1488 of deeds, page 211, under auditor's file No. 264541, records of said county;

This deed is given pursuant to and in fulfillment of a real estate contract by and between Grantor, as vendor, and John C. Bush and John McCulloch, as vendees, dated on the 4th day of June 1938, which contract was Quit Claim Deeded to John C. Bush on the 16th day of March 1940, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of said 4th day of June, 1938; and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 4th day of June, 1938, and any and all liabilities, liens and incumbrances created, permitted or imposed by the grantee or his predecessors in interest (other than grantor) in the premises hereby conveyed, or by any person claiming by, through or under said grantee or his predecessors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and under the following restriction and condition, to wit: (a) No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the grantee, his heirs, personal representatives or assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit the said property, or any part thereof, ever to be used or occupied by any such person excepting only employes in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.

Dated this 22nd day of March, 1940.

SOUTH SEATTLE LAND COMPANY

By

John A. Baillayon
President

By

Secretary

