

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 CARL WILLIAM ANDERSON the following described real estate, situated in the County of King, State of Washington:

All those portions of Tracts 35 and 36, Sunnydale Gardens, Division No. 1, as recorded in Volume 25 of Plats, page 50, records of King County, Washington, lying north of the following described line: "Beginning at a point on the west boundary line of said Tract 35, said point being 486.82 feet north of the southwest corner of said tract, and running thence South 89°35'30" East parallel to the south boundary line of said tract, 298.80 feet to an intersection with the east boundary line of Tract 36 of said plat", containing 1.07 acres, more or less.

Subject to any unpaid charges for installation of water service and for water, electric light, power or sewer service furnished to said premises by a city, town or district; and subject to the right of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat in the reasonable, original grading of all the streets, avenues, alleys and roads shown thereon, as granted in the dedication of the plat.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor as vendor and grantee as vendee, dated March 14, 1941, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 14th day of March, 1941, and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 14th day of March, 1941, 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 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 restrictions and conditions, to-wit: 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 on 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 employees in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.

Dated this 27th day of June, 1941.



SOUTH SEATTLE LAND COMPANY

By *John A. Baillargeon*
President
By *O. R. Linde*
Secretary



STATE OF WASHINGTON)

ss.

County of King

On this 30th day of July, 1941, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John A. Baillargeon and O. R. Linde, to me known to be the President and Secretary, respectively, of South Seattle Land Company, the corporation that executed the 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 on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Marie E. McConaughy
Notary Public in and for the State of
Washington, residing at Seattle

Filed for Record July 3, 1941, 4:01 P.M.
Request of Seattle Title Company
ROBERT A. MORRIS, County Auditor

SUNNYDALE GARDENS

Gardner, Gardner & Fischer, Inc.
Engrs.

DIV. No. I

Aug. 1921

Scale, 1"=300'

Description

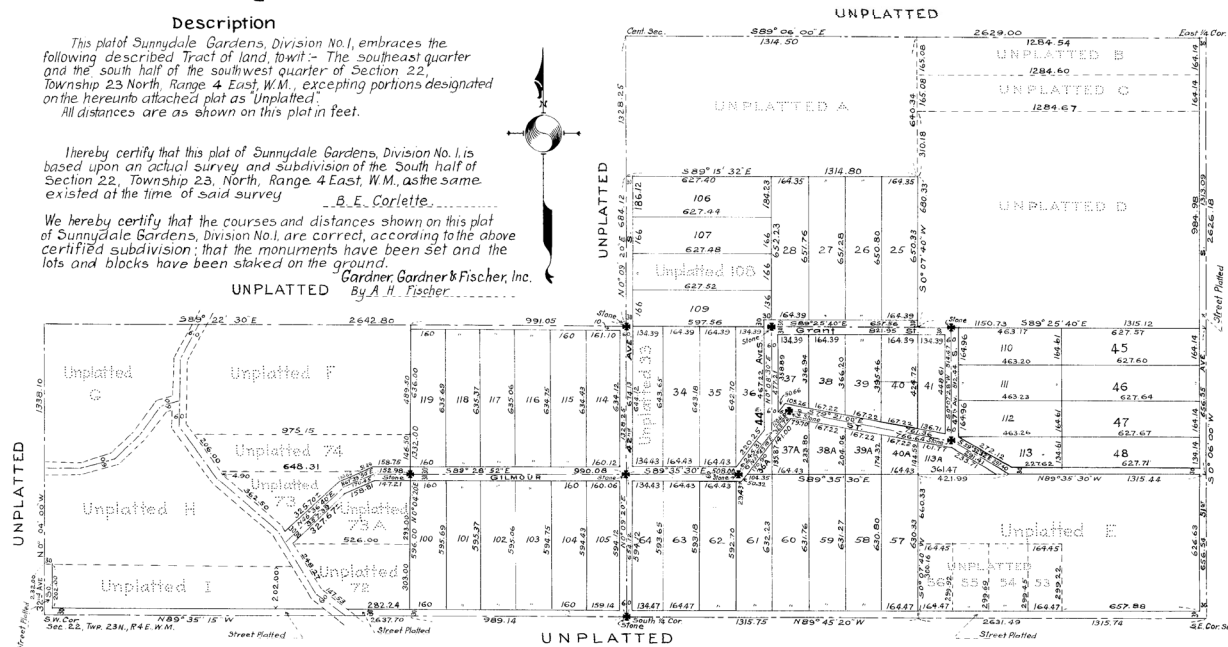
This plat of Sunnydale Gardens, Division No. I, embraces the following described Tract of land, to-wit:- The southeast quarter and the south half of the southwest quarter of Section 22, Township 23 North, Range 4 East, W.M., excepting portions designated on the hereunto attached plat as 'Unplatted'.

All distances are as shown on this plat in feet.

Hereby certify that this plat of Sunnydale Gardens, Division No. I, is based upon an actual survey and subdivision of the South half of Section 22, Township 23 North, Range 4 East, W.M., as the same existed at the time of said survey.

We hereby certify that the courses and distances shown on this plat of Sunnydale Gardens, Division No. I, are correct, according to the above certified subdivision; that the monuments have been set and the lots and blocks have been staked on the ground.

Gardner, Gardner & Fischer, Inc.
By A. H. Fischer



Dedication

Know all men by these presents that the South Seattle Land Company, a corporation organized under the laws of the State of Washington, owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, boulevards and alleys or whatever public property there is shown on plat, and the use thereof for any and 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, blocks and tracts shown upon this plat in the original reasonable grading of all the streets, avenues, boulevards and alleys shown thereon.

In witness whereof the said corporation has caused its corporate name to be hereunto subscribed by its qualified representatives, and its Corporate seal to be hereunto affixed this 23rd day of February, A.D. 1922.

South Seattle Land Company
By C. D. Slimson, President
By Maurice R. McMicken, Secretary



Acknowledgment

STATE OF WASHINGTON }
COUNTY OF KING }
This is to certify that on this 23rd day of February, A.D. 1922, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared C. D. Slimson and Maurice McMicken, President and Secretary, respectively of South Seattle Land Company, a corporation, to me known to be the individuals who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary acts and deeds for the uses and purposes therein mentioned and on oath stated that they were authorized by their said corporation to execute the said instrument and that the seal thereto affixed is the corporate seal of their said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year above written.

Maurice R. McMicken,
Notary Public in and for the State of Washington, residing in Seattle.



TH Carter,
Draftsman

Examined and approved this 28th day of February, A.D. 1922.

By Thomas D. Beeman, County Engineer
By Thomas D. Hunt, Deputy

Examined and approved this 28 day of February, A.D. 1922.

Claude C. Ramsay,
Chairman of the Board of County Commissioners.

Attest D. E. Ferguson, County Auditor
By J. W. Duffon, Deputy



Filed for record at the request of Gardner, Gardner & Fischer, Inc., 28th Feb. A.D. 1922, at 43 minutes past 4 P.M. and recorded in Vol. 25 of plats, page 50, records of King County, Washington.

By County Auditor
Deputy