

Filed for record at request of Meier & Meagher, May 29, 1933, at 18 min. past 11 A.M.  
George A. Grant, County Auditor

MLR 25

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2759915

The Exeter Company

To

Warranty Deed

Bertrand N. Hanon

## WARRANTY DEED

The Grantor, The Exeter Company, a Washington corporation, for and in consideration of Ten & No/100 Dollars (\$10.00) in hand paid, conveys and warrants to Bertrand N. Hanon, the following described real estate situated in the County of King and State of Washington, to-wit:

That portion of Government Lot three (3), Section twelve (12), Township twenty-six (26) north, Range four (4) East W.M., bounded and described as follows: Beginning at a point on the east line of said sub-division which is 502.5 feet north 0° -13'-30" east from the southeast corner thereof; thence north 89° -46' west and parallel to the south line of said Government Lot 3, 329.06 feet; thence south 0° -13'-30" west 157.5 feet; thence south 89° -46' east 329.06 feet to the east line of said Government Lot 3; thence north 0° -13'-30" east along said east line 157.5 feet to the point of beginning (being known as Lot nine (9), Block four (4), Moorlands, according to the unrecorded plat thereof); Subject to a roadway over the east 30 feet thereof; Subject also to easement for electric transmission line as granted by the grantor herein to Puget Sound Power & Light Company, a Massachusetts corporation, by instrument dated July 8, 1930, recorded July 18, 1930, in Volume 1476 of deeds, page 238, under Auditor's file No. 2618064, records of said County; Subject also to easements and rights of way as granted by the grantor herein to Moorlands Water Co., a corporation, by instrument dated April 28, 1930, recorded May 23, 1930, in Volume 1468 of deeds, page 440, under Auditor's file No. 2606518, records of said County; Subject also to the following limitations and restrictions:

- (1). No building or structures shall be erected on any part of the above described tract less than 75 feet from the property line on avenues, or less than 50 feet from inside property line of above described property or any subdivision thereof, and there shall be no building in the nature of a dwelling erected on above described premises, or any subdivision thereof, costing less than \$4000.00, and all structures shall be of neat architectural design.
- (2) There shall never be manufactured or sold upon any part of the above described property by any person whomsoever, intoxicating liquors of any kind.
- (3). The grantee, his heirs and assigns, shall never establish, or attempt to establish, or let the premises above described, or any part thereof, for any mercantile or amusement enterprise, or for any hospital or sanitarium or public garage.
- (4). The principal use of the premises hereby conveyed shall be that of a country residence, and no outbuildings of any kind shall be erected within 50 feet of any inside property line, without the consent in writing of the adjoining property owner, or within 75 feet of the property line on avenues, and all live stock, fowls and poultry, other than pets, not offensive to neighbors shall be kept properly corraled, at a distance of not less than 50 feet from inside property lines of above described property or any subdivision thereof, and 75 feet from property lines on avenues, and all such live stock, fowls and poultry shall be housed under sanitary conditions, in buildings of neat architectural design.
- (5). No one, other than a white person of the Caucasian race, shall own any interest, directly or indirectly, in the above described property or any part thereof, nor shall the grantee herein let said premises or any part thereof, for any terms whatever, to one other than such white person of the Caucasian race, nor shall any one other than a white person of the Caucasian race be allowed, or permitted to live or reside on said premises, or any part thereof, for any period whatever (but this clause shall not apply to bonafide domestic servants).

The grantor agrees to incorporate the above restrictions numbered one to five, inclusive, in all contracts for the sale of, and deeds to, all of the lands in "The Moorlands" that may be embraced in the south 1350 feet of Government Lots 3 and 4, Section 12, Township 26 north, Range 4 East W.M., and said restrictions one to five shall remain in force for twenty years from June 1st, 1920.

In Witness Whereof, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 1st day of May, 1933.

(The E.Co. Corp. Seal)

The Exeter Company

By C. K. Poe, President

Attest: D. H. Yates, Secretary.

State of Washington )  
County of King ) ss.

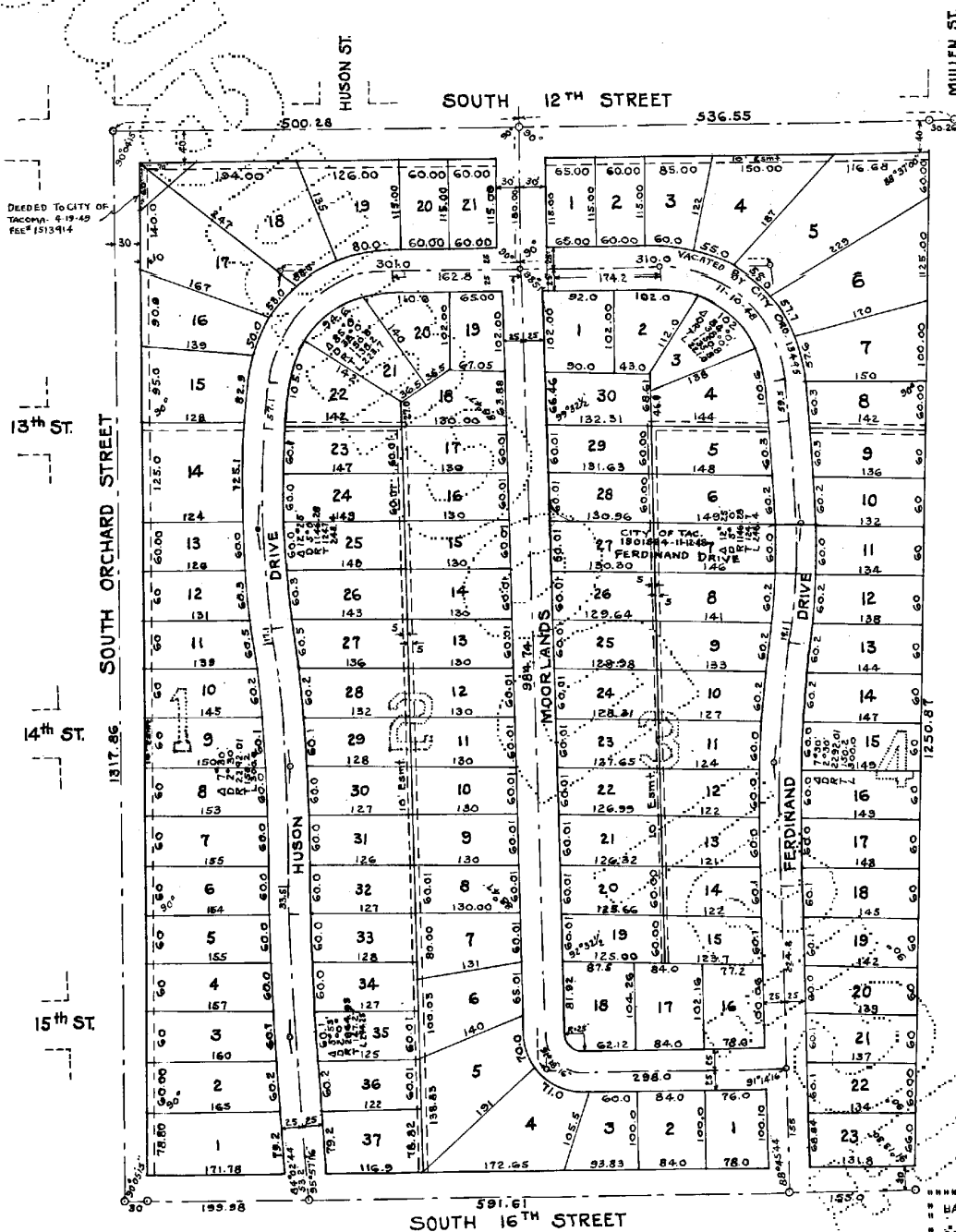
On this 4 day of May, 1933, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared C. K. Poe and D.H. Yates, to me known to be the President and Secretary, respectively, of The Exeter Company, the corporation that executed the within

2759917

2759932

# THE MOORLANDS

ADDITION TO THE CITY OF TACOMA



THIS IS TO CERTIFY THAT EDWARD S. WRIGHT, PEGGY WRIGHT, HUSBAND AND WIFE, ARE THE SOLE OWNERS OF THE FOLLOWING DESCRIBED LAND, TO-WIT: BEGINNING AT A POINT 30 FEET EAST AND 40 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, THENCE SOUTH 1247.86 FEET; THENCE EAST 916.58 FEET TO THE WEST BOUNDARY OF MULLEN STREET PRODUCED; THENCE NORTH 1280.87 FEET ALONG WEST LINE OF MULLEN STREET PRODUCED TO THE SOUTH LINE OF 12TH STREET; THENCE WEST ALONG SOUTH LINE OF 12TH STREET 974 FEET TO THE PLACE OF BEGINNING; BUT EXCLUDING FROM THE FOLLOWING DESCRIBED PARCEL OF LAND, 1 BEGINNING AT A POINT 50 FEET EAST AND 280 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, THENCE EAST 120 FEET; THENCE SOUTH 85 FEET; THENCE WEST 120 FEET; THENCE NORTH 85 FEET TO PLACE OF BEGINNING; AND FURTHER TO CERTIFY THAT GERALD O. DODSON AND JUANITA DODSON, HUSBAND AND WIFE, ARE THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TO-WIT: BEGINNING AT A POINT 50 FEET EAST AND 280 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, THENCE EAST 120 FEET; THENCE SOUTH 85 FEET; THENCE WEST 120 FEET; THENCE NORTH 85 FEET TO POINT OF BEGINNING.

AND THAT THE ABOVE NAMED OWNERS OF THE ABOVE DESCRIBED LANDS HAVE CAUSED SAME TO BE PLACED INTO LOTS, BLOCKS AND STREETS; AND THAT THEY HAVE RECORDED SAME UNDER TITLE OF THE MOORLANDS ADDITION TO TACOMA, WASHINGTON; AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREIN; AND FOR THEMSELVES, THEIR SUCCESSORS AND GRANTEES, WAIVE ALL CLAIM FOR DAMAGES TO THE PROPERTY INCLUDED IN THE PLAT, BY REASON OF ANY CUTS AND EASEMENTS IN ORIGINAL GRADING OF STREETS AND EASEMENTS; AND DO FURTHER CERTIFY THAT THEY ARE THE SOLE OWNERS OF THE LAND ABOVE DESCRIBED, AND THAT THE WHOLE TRACT IS FREE FROM ALL ENCUMBRANCES INCLUDING TAXES.

IN WITNESS WHEREOF, SAID PARTIES HAVE AFFIXED THEIR SIGNATURES HERETO THE 14TH DAY OF JUNE 1946.

EDWARD S. WRIGHT  
PEGGY WRIGHT  
GERALD O. DODSON  
JUANITA DODSON

STATE OF WASHINGTON  
COUNTY OF PIERCE

I, HARLAND R. BAILEY, NOTARY PUBLIC DO HEREBY CERTIFY THAT ON THIS 14TH DAY OF JUNE 1946, BEFORE ME PERSONALLY APPEARED EDWARD S. WRIGHT AND PEGGY WRIGHT, HUSBAND AND WIFE, AND GERALD O. DODSON AND JUANITA DODSON, HUSBAND AND WIFE, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN, AND WHO EXECUTED THIS WITHIN AND FOREGOING INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14TH DAY OF JUNE 1946.

HARLAND R. BAILEY  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN TACOMA.

HARLAND R. BAILEY NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES DEC. 6, 1946

I HEREBY CERTIFY THAT I HAVE PLACED STONE MONUMENTS AT THE POINTS INDICATED BY SMALL CIRCLES; OR VERIFIED EXISTING MONUMENTS AT SAID POINTS; AND THAT THE COURSES, ANGLES AND MEASUREMENTS RELATED THERTO ARE CORRECT. DATED JUNE 10TH 1946.

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED UPON THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID. DATED OCT. 28TH 1946

TREASURER PIERCE COUNTY WASHINGTON  
OFFICIAL SEAL  
TREASURER OF PIERCE COUNTY, WASHINGTON

APPROVED 8-29-46  
BURWELL BANTZ  
TACOMA CITY ENGINEER

APPROVED 9-4-46  
C. V. FAWCETT  
MAYOR

APPROVED 8-29-46  
A. R. BERGENSEN  
COMMISSIONER OF PUBLIC WORKS

FILED AND RECORDED AT REQUEST OF EDWARD S. WRIGHT ON OCT 20, 1946  
AT 9:54 A.M. 1946 PAGE 81 VOLUME 13  
OF RECORD OF PLATS

J. E. FORD, PIERCE CO. AUDITOR  
BY CLARE RAJEK  
DEP. AUDITOR OF PIERCE COUNTY

COUNTY AUDITOR PIERCE COUNTY  
WASHINGTON  
SEAL

APPROVED BY TACOMA PLANNING COMMISSION JUNE 1946  
R. E. SHAUB  
CHAIRMAN  
V. B. JONES  
SECRETARY

RECORDING NO. 1429-94

COMPARED BY  
INDEXED BY