

1414-66

Filed for record at request of Wash. Title Ins. Co., Sept. 15, 1928 at 12 P.M.

EH *2/9*

George A. Grant, County Auditor

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2488621

The John Walter Ackerson Home

To

Warranty Deed

W. L. O'Connell, Inc.

STATUTORY WARRANTY DEED

(CORPORATE FORM)

THE GRANTOR, The John Walter Ackerson Home, a corporation, for and in consideration of Ten (\$10.00) Dollars, in hand paid, conveys and warrants to W. L. O'Connell, Inc., a corporation, the following described real estate:

Tracts twenty-six (26) thirty-six (36) and Thirty-seven (37) and Tracts E and F in Block Sixty-three (63), all in Plat of Pettit's Lake Washington Acre Tracts and the shore lands of the second class in front of said Tracts E and F in said Block Sixty-three (63), all as shown by recorded plat on file and of record in the office of the Auditor of King County, Washington, situated in the County of King, State of Washington.

Subject to all taxes and assessments becoming a lien subsequent to March 1, 1926, and to all claims or interests arising by, through or under the Grantee.

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 13th day of September, A. D. 1928.

THE JOHN WALTER ACKERSON HOME

By John P. Hartman
President

State of Washington,)ss
County of King

By Dwight D. Hartman
Secretary

On this 13th day of September, A. D. 1928, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John P. Hartman and Dwight D. Hartman to me known to be the President and Secretary, respectively, of The John Walter Ackerson Home, 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 are 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.

(M.A.L. Notarial Seal)
(Com. Ex. Dec. 26, 1931)

M. A. Lurie
Notary Public in and for the State
of Washington, residing at Seattle, Wash.

Filed for record at request of Grantee, Sept. 15, 1928 at 12 P.M.

EH *2/9*

George A. Grant, County Auditor

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2488622

Hillman Investment Company

To

Real Estate Contract

Edna Hargood

REAL ESTATE CONTRACT

IT IS HEREBY MUTUALLY AGREED, by and between Hillman Investment Company, a corporation, of Seattle, Washington, the party of the first part and Edna Hargood, the party of the second part, that said party of the first part will sell to said party of the second part, her heirs or assigns, and the said party of the second part will purchase of said party of the first part, its successors or assigns, the following described lot, tract, or parcel of land situated in King County, State of Washington, to-wit:

Lots Six (6) and Seven (7), Division Number Two (2), Block Fifteen (15), University Lake Shore Addition with the appurtenances thereunto belonging, on the following terms:

1st. The purchase price for said land is Fourteen Hundred & 00/100 (\$1400.00) Dollars of which the sum of Seven Hundred Fifty & 00/100 (\$750.00) Dollars has this day been paid as earnest, the receipt whereof is hereby acknowledged by the said party of the first part; and the further sum of Fifty (\$50.00) & 00/100 Dollars to be paid on or before the 13th day of September, A. D. 1928 and the further sum of Eight & 00/100 (\$8.00) or more Dollars to be paid on or before the 13th day of each and every month thereafter until the balance of Six Hundred & 00/100 (\$600.00) Dollars has been fully paid, with interest on the unpaid installments from date at the rate of Six (6%) per cent. per annum, payable semi annually.

First party agrees to pay all delinquent taxes and assessments as of this date; second party

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City Auditor

agrees to pay all remaining assessments, being 8, 9 and 10, payments to be made to National City Bank, Seattle credit to the Hillman Investment Company.

2nd. The party of the second part shall also pay before same becomes delinquent all taxes and assessments which may be levied or may accrue against said lands, or any part thereof, from this day.

3rd. Said land to be conveyed by a good and sufficient warranty deed to said party of the second part when said purchase price shall have been fully paid.

4th. The party of the second part agrees to keep all buildings now upon or hereafter placed upon said premises insured, payable to the first party as its interest may appear, in as large a sum as reliable insurance companies will carry.

5th. The party of the second part further agrees not to sell or assign this contract or any interest therein or any interest in the lands therein described without the written consent of the party of the first part and not to permit either to be sold by forced sale; and any sale of this contract or of any interest in said contract or in the lands therein described without the written consent of the party of the first part will render this contract null and void. The second party may sell or assign her interest in this contract to any person of the Caucasian race.

6th. Time is the essence of this contract, and in case of failure of the said party of the second part to make either of the payments or perform any of the covenants on her part, this contract shall be forfeited and determined at the election of the said party of the first part and the said party of the second part shall forfeit all payments made by her on this contract, and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by it sustained; and it shall have the right to re-enter and take possession of said land and premises and every part thereof.

WITNESS OUR HANDS AND SEALS in duplicate this 12th day of September, A. D. 1928.

Signed, Sealed and Delivered in presence of 1st Party: HILLMAN INVESTMENT COMPANY

A. A. Said

By C. D. Hillman (Seal)
President

L. Watkins

2nd Party: Edna Hargood (Seal)

State of Washington,
County of King

On this 12th day of September, A. D. 1928, before me, the undersigned, a Notary Public, personally appeared C. D. Hillman the President of the Hillman Investment Company to me known to be the President of 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.

(A.A.S. Notarial Seal)

A. A. Said

(Com. Ex. July 6, 1930)

Notary Public in and for the State
of Washington, residing at Seattle

Filed for record at request of Edna Hargood, Sept. 15, 1928 at 12 P.M.

BH 11/10

George A. Grant, County Auditor

2488628

David Newbrand, et ux

To

Warranty Deed

Nancy C. Neighbors

THE GRANTORS, David Newbrand and Norvella L. Newbrand, husband and wife, for and in consideration of Ten (\$10) Dollars in hand paid, convey and warrant to Nancy C. Neighbors, a spinster, the following described Real Estate:

All of Lot Seven (7) in Block Nine (9) and a triangular strip off the north end of Lot six (6) in said Block nine (9) of Sound View Addition to Queen Anne, Seattle, Wash., as per map recorded in Volume 12 of Plats at page 22, records of King County, State of Washington, described as follows: In lot 6, beginning at a monument at the intersection of West Wheeler Street and West View Drive; thence South 0° 25' 30" West 120 feet along the center line of said West View Drive; thence North 89° 34' 40" West 20 feet to the true point of beginning; thence North 89° 34' 40" West 117 feet along the boundary line between Lots 6 and 7 in said Block 9; thence South 34° 26' 40" West 2.995 feet along the East margin of 11th Avenue West; thence North 89° 13' 25" East 118.686 feet to the true point of beginning; subject, however, to last half of taxes for year 1927 in the sum of \$81.56 which grantee assumes and agrees to pay.

Situated in the County of King, State of Washington. Dated this 13th day of September, 1928.

Witnesses:

David Newbrand (Seal)

Norvella L. Newbrand (Seal)

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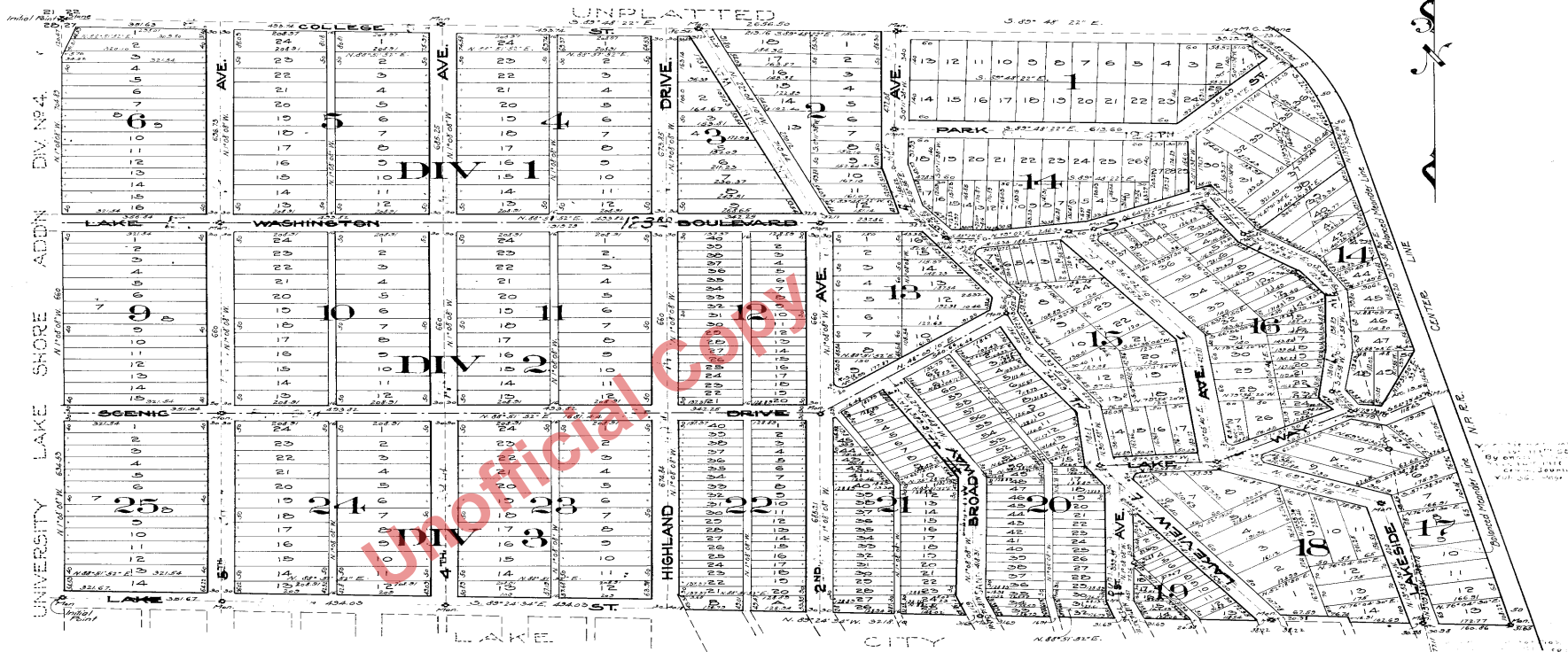
te; second party

UNIVERSITY LAKE SHORE ADDITION

DIVISIONS 1, 2 AND 3

SCALE: 1"=200'

H.M. LOVE, ENGR.



DESCRIPTION

This plat of University Lake Shore Addition, comprising all of the following described property, situate in the North 1/2 of Section 36, T. 26 N. R. 4 E. W. 1 N.

Beginning at the Corner common to Secs 21-22-27-28, thence S. 83° 48' 22" E. 267.9 6.9, S. 35° 10' 30" E. 116.83, S. 22° 12' 20" E. 219.94, S. 13° 55' 30" E. 177.6 20, N. 83° 24' 34" W. 321.8 10, N. 1° 08' 08" W. 192.9 42 to point of beginning.

The Initial Point is the monument 30' south of the S.W. corner Block 25.

All distances and the widths of streets and alleys are as shown on the plat in feet.

The Monuments are concrete, with copper centers.

I hereby certify that the plat of University Lake Shore Addition is based on an actual survey and subdivision of Sec. 27, T. 26 N. R. 4 E. W. 1 N., that the courses, distances and angles as shown thereon are correct. That the Monuments have been set and lot and block corners staked on the ground.

Signed: H.M. Love.

Approved by the Board of County Commissioners of King County, Washington, this 23 day of Feb. A.D. 1910.

Attest Otto A. Case, Secretary of the Board of County Commissioners. by A.M. Wardall, Deputy.

Don E. Abraham, Chairman.



DEDICATION

Know all men by these presents, that the American Investment and Improvement Company, a corporation, and C.D. Hillman, mortgagee, owners in fee simple of the land above described, does hereby declare this plat and does hereby dedicate to the use of the public forever, all streets, avenues and alleys shown thereon.

In witness whereof the said American Investment and Improvement Company, by a resolution of its board of trustees, has caused these presents to be subscribed by its President and attested by its Secretary, and its corporate seal to be hereunto affixed this 25th day of January, A.D. 1910.

American Investment and Improvement Company
Signed and sealed by H.L. Hillman, its President
in the presence of:
Attest D.H. Lee its Secretary
C.D. Hillman Mortgagee.



Filed for record at the request of Horner Hillman, Feb. 23-10, at 41 minutes, past 11 A.M. and recorded in Volume 18, page 81. Records of King County.

by J. R. Morrison, Auditor
Otto A. Case, Deputy.

ACKNOWLEDGMENT

State of Washington, S.S.
County of King

On this 25th day of January, A.D. 1910 before the undersigned, a Notary Public, personally appeared H.L. Hillman, President and D.H. Lee, Secretary of the Corporation that executed the within and foregoing Dedication and C.D. Hillman, mortgagee, and acknowledged the said instrument to be the free and voluntary act of said corporation, and said mortgagee for the uses and purposes therein mentioned and on oath stated that they were 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 this 25th day of January, A.D. 1910.

Z. O. Loreman.



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

Examined and approved this 21 day of Feb. A.D. 1910.

J. R. Morrison, County Engineer.