

WASHINGTON
TITLE INSURANCE
COMPANY

3105045

Statutory Warranty Deed

THE GRANTOR S ELMER ^R SHORE and MARGUERITE L. SHORE, his wife----

for and in consideration of Ten Dollars
(\$ 10.00), in hand paid, conveys and warrants to Maury Setzer and Eleanor
Setzer, his wife-----

the following described real estate, situated in the County of King State of
Washington: LOTS Eight and Nine (8 & 9) Block Two (2) View Ridge

Addition Number Two (2) an addition to the City of Seattle as recorded
on the official plat on file in the office of the County Auditor.

Subject to the following conditions, limitations and restrictions, to-wit:

No building shall be erected on any building plot except one detached single-family dwelling and a one or two car garage.

No lot shall be resubdivided into building lots having less than 5,000 square feet of area or a width of less than 50 feet each.

No building shall be erected on any lot nearer than 50 feet to the East lot line nor nearer than 15 feet to the West lot line nor nearer than 5 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-third of a lot if approved by the restrictions committee.

No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.

No race or nationality other than those of the White or Caucasian Race shall use or occupy any dwelling on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

No trailer, basement, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with similar structures in the tract.

No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within a reasonable time, then such approval will not be required, provided the design and location on the lot conform to and are in harmony with similar structures in the tract, and as regards dwellings, the ground floor square foot area is not less than 1,200 square feet in the case of a one-story structure or 1,000 square feet in the case of a two-story structure.

The covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962, at which time said covenants and restrictions shall terminate.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1962, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violations.

The restrictions impressed on said lots, as aforesaid, are in lieu of any restrictions heretofore imposed by the parties hereto on any of said lots.



Dated this

27th day of

May

A. D. 1939



Elmer R. Shore

(SEAL)

Marguerite L. Shore

(SEAL)

STATE OF WASHINGTON,

County of King

On this day personally appeared before me Elmer R. Shore and Marguerite L. Shore

to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



Form L 3

Filed for Record June 3, 1940, 3:33 P.M.
Request of Seattle Title Company
EARL MILLIKIN, County Auditor

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



VIEW RIDGE ADDITION

DIVISION NO 2

SCALE: 1 INCH=100 FT

HUBBELL & WALLER ENGINEERING CORP.

DEDICATION

Now all men by these presents that we, CHAS. H. EDSTROM and HELEN EDSTROM, his wife, owners of the following Tract: that certain portion of Tract 3, Outh and Gilbert's Ten Acre Tracts, according to plat recorded in Volume 9 of Plat, page 14, Records of King County, Washington, described as follows: beginning at the northeast corner of said Tract 3, there along the North line of said subdividing road 87'42" west 24'00" east 124.21 feet to true point of beginning; and running thence south 0°42'00" east 100 feet; thence south 87°40'00" west 124.83 feet to true point of beginning; being Lots 3 and 4, Block 2, as shown hereon.

And ELMER R. SHORE and MARGUERITE L. SHORE, his wife, owners of the following described tract: that certain portion of Tract 3, Outh and Gilbert's Ten Acre Tracts, described as follows: beginning at the northeast corner of said Tract 3, there along the North line of said subdividing road 87'42" west 24'00" east 124.21 feet to true point of beginning; and running thence south 0°42'00" east 100 feet; thence south 87°40'00" west 124.83 feet to true point of beginning; being Lots 5 and 6, Block 2, as shown hereon.

And J.D. HONE, owner of the following described Tract: That certain portion of Tract 10, Outh and Gilbert's Ten Acre Tracts, according to plat recorded in Volume 9 of Plat, page 18, Records of King County, Washington, described as follows: beginning at the northeast corner of said Tract 10, there along the South line of said Tract 3, there along the North line of said subdividing road 87'42" west 24'00" east 124.21 feet to true point of beginning; and running thence south 0°42'00" east 100 feet; thence south 87°40'00" west 124.83 feet to true point of beginning; being Lots 7 and 8, Block 2, as shown hereon.

And ANNIE GERTRUDE NEU, as her separate estate, owner of the following described Tract: that certain portion of Tract 10, Outh and Gilbert's Ten Acre Tracts, according to plat recorded in Volume 9 of Plat, page 18, Records of King County, Washington, described as follows: beginning at the northeast corner of said Tract 10, there along the South line of said Tract 3, there along the North line of said subdividing road 87'42" west 24'00" east 124.21 feet to true point of beginning; and running thence south 0°42'00" east 100 feet; thence south 87°40'00" west 124.83 feet to true point of beginning; being Lots 9 and 10, Block 2, as shown hereon.

IN WITNESS WHEREOF, the said CHAS. H. EDSTROM and HELEN EDSTROM, his wife; ELMER R. SHORE and MARGUERITE L. SHORE, his wife; J.D. HONE; ALBERT S. BALCH and EDITH A. BALCH, his wife; and RALPH P. JONES and HAZEL H. JONES, his wife, have hereunto set their hands and seals this 21st day of March A.D. 1937.

CARL A. EDSTROM

HELEN A. EDSTROM

ELMER R. SHORE

MARGUERITE L. SHORE

J.D. HONE

ALBERT S. BALCH

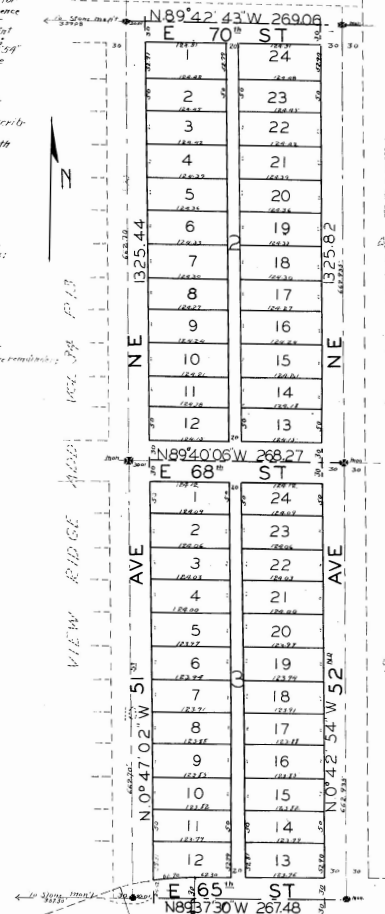
EDITH A. BALCH

RALPH P. JONES

HAZEL H. JONES

ANNIE GERTRUDE NEU

OUTH AND GILBERT'S 10 ACRE TRACTS
VOL 9 - P 18



DESCRIPTION

This plat of VIEW RIDGE embraces the following described Tract of land to-wit: That certain portion of Tracts 3 and 10, Outh and Gilbert's Ten Acre Tracts, King County, Washington, according to plat therein recorded in Volume 9 of Plat, page 18, records of said county, described as follows: Beginning at the northeast corner of said Tract 3, there along the North line of said Tract 3 north 87°42'00\"/>

All dimensions are as shown on this face of the plat in feet.

All bearings are referred to the Standard Meridian of the City of Seattle.

ACKNOWLEDGEMENT

State of Washington }
County of King }

This is to certify that on this 21st day of March A.D. 1937, before the undersigned a notary public, personally appearing CARL A. EDSTROM and HELEN A. EDSTROM, his wife; ELMER R. SHORE and MARGUERITE L. SHORE, his wife; J.D. HONE; ALBERT S. BALCH and EDITH A. BALCH, his wife; and ANNIE GERTRUDE NEU, former owner of the above described Tract, duly appeared and acknowledged to me that they Signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above written.

2941842

Clark M. Buckheimer

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

CERTIFICATE

We hereby certify that this plat of VIEW RIDGE is being upon an actual survey of the land thereby platted, that the distances and courses as shown thereon are correct; that monuments have been set and left and blocks have been staked on the ground.

HUBBELL & WALLER ENG. CORP.
by Harold W. Waller

Filed for record at the request of the County Engineer, April 19th A.D. 1937 at 10 o'clock, paid \$2.00 and recorded in Volume 32 of Plat, Page 24, Records of King County, Washington.

County Auditor
by AC MILLER Deputy

Examined and approved this 19th day of April A.D. 1937.

H.H. SISTER
County Survey Engineer

By _____ Deputy

Examined and approved this 19th day of April A.D. 1937.

Lawrence
Chairman of the Board of County Commissioners

H.H. SISTER
County Auditor

by Marion Keller Deputy



UNPLATTED