

WASHINGTON  
TITLE INSURANCE  
COMPANY

3172262






## Statutory Warranty Deed

THE GRANTOR S Albert S. Balch, Edith A. Balch, his wife, Ralph P.  
Jones and Hazel H. Jones, his wife----for and in consideration of Ten Dollars  
(\$ 10.00 ), in hand paid, conveys and warrants to John F. Hartman-----the following described real estate, situated in the County of King State of  
Washington: The North three-quarters of Lot 12, and the South one-halfof Lot 11, ( North 3/4 of 12 and South 1/2 of 11) Block 7, View Ridge  
Number 3, recorded.

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 subdivided into building lots having less than 3,000 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 be-  
come 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 tem-  
porarily 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 com-  
mittee 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 1,800 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, 1982, 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, 1982, it shall be lawful for any other person or persons owning any other lots in said de-  
velopment 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 14th day of April, A. D. 19 41


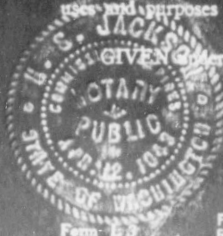
  
  
  
(SEAL)

STATE OF WASHINGTON,

County of King

On this day personally appeared before me Albert S. Balch, Edith A. Balch,  
Ralph P. Jones and Hazel H. Jones---to me known to be the individual s described in and who executed the within and foregoing instrument, and  
acknowledged that she signed the same as her free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of April, 1941.

  
Notary Public in and for the State of Washington,  
residing at  
Seattle.Filed for Record June 17 1941. 2 44 P.M.  
Request of Seattle Title Company  
ROBERT A. MORRIS, County Auditor

# VIEW RIDGE

34 34

MAY 1937  
DIVISION NO 3  
GARDNER GARDNER & HITCHINGS, INC.  
ENGINEERS  
SCALE 1"=100'

## DESCRIPTION

THIS PLAT OF "VIEW RIDGE," AN ADDITION TO THE CITY OF SEATTLE, DIVISION NO 3 "COVERS AND INCLUDES ALL OF TRACTS 5 AND 8 ORTH AND GILBERT'S TEN ACRE TRACTS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 18 RECORDS OF KING COUNTY, WASHINGTON.  
ALL DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT IN FEET.  
ALL BEARINGS ARE REFERRED TO THE STANDARD MERIDIAN OF THE CITY OF SEATTLE.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CARL A. EDSTROM, HELEN A. EDSTROM, HIS WIFE, HENRY M. DAYTON, NELLIE DAYTON, HIS WIFE, Z. S. STONE, ANNA B. STONE, HIS WIFE, WILLIAM L. SCHULTZ, ELEANORA P. SCHULTZ, HIS WIFE, ARTHUR F. HAYNES, WINIFRED C. HAYNES, HIS WIFE, THEODORE BAKER BELL, AS HIS SEPARATE ESTATE, AND ANNA GERTRUDE NEU, AS HER SEPARATE ESTATE, OWNERS IN FEE, SIMPLE OF THE TRACT OF LAND PLATTED IN THIS "VIEW RIDGE" AN ADDITION TO THE CITY OF SEATTLE, DIVISION NO 3, J. G. MILLER, FIRST SAVINGS AND LOAN, A WASHINGTON CORPORATION, ROOSEVELT FEDERAL SAVINGS AND LOAN ASSOCIATION OF SEATTLE, MORTGAGEES OF PORTIONS OF SAID TRACT, ALBERT S. BALCH, EDITH A. BALCH, HIS WIFE, RALPH P. JONES, HAZEL H. JONES, HIS WIFE, RAYMOND A. DODGE, AND ESTHER C. DODGE, HIS WIFE, CONTRACT PURCHASERS OF PORTIONS OF SAID TRACT, HEREBY DECLARE THIS PLAT AN DEDICATE TO THE USE OF THE PUBLIC FOR EVER ALL STREETS, AVENUES AND WALKS SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSE, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN UPON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF STREETS, ARTHURS, AND WALKS, SHOWN HEREON, ALSO A 10 FT EASEMENT FOR SEWER PURPOSES DOWN EXISTING RAVINE AS SHOWN ON PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 1937

ALBERT S. BALCH	ESTHER C. DODGE	EDITH A. BALCH
RAYMOND A. DODGE	RALPH P. JONES	Z. S. STONE
HAZEL H. JONES	ANNA B. STONE	ANNA GERTRUDE NEU
WINIFRED C. HAYNES	HENRY M. DAYTON	HENRY M. DAYTON
WILLIAM L. SCHULTZ	ELEANORA P. SCHULTZ	NELLIE DAYTON
HELEN A. EDSTROM	CARL A. EDSTROM	ROOSEVELT FEDERAL SAVINGS & LOAN ASSO.
THEODORE BAKER BELL	J. G. MILLER	FIRST SAVINGS & LOAN ASSN.

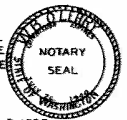
## ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF JUNE, A.D. 1937, BEFORE ME THE UNDERSIGNED, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ALBERT S. BALCH, EDITH A. BALCH, RALPH P. JONES, HAZEL H. JONES, ANNA GERTRUDE NEU, HENRY M. DAYTON, NELLIE DAYTON, HELEN A. EDSTROM, CARL A. EDSTROM, ESTHER C. DODGE, RAYMOND A. DODGE, Z. S. STONE, ANNA B. STONE, WINIFRED C. HAYNES, A. F. HAYNES, WILLIAM L. SCHULTZ, ELEANORA P. SCHULTZ, THEODORE BAKER BELL, A. S. PATE, AS SECRETARY OF FIRST SAVINGS & LOAN ASSN., ARTHUR H. PENNOCK, AS SECRETARY OF ROOSEVELT FEDERAL SAVINGS & LOAN ASSN., J. G. MILLER, TO ME KNOW TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THERE FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

W.B. O'LEARY

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE



2953092

FILED FOR RECORD AT THE REQUEST OF THE COUNTY ENGINEER, JUNE 28 - A.D. 1937 AT 53 MINUTES PAST 2:20 P.M. AND RECORDED IN VOLUME 34 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON.

BY A.C. MILLER

EARL MILLIKIN  
COUNTY AUDITOR

EXAMINED AND APPROVED THIS 28 DAY OF JUNE A.D. 1937

BY DEPUTY

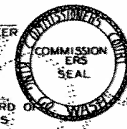
H.H. SISLER  
COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 28th DAY OF JUNE A.D. 1937

ATTEST EARL MILLIKIN  
COUNTY AUDITOR

LOUIS NASH  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

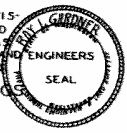
B. MARION KELEZ  
DEPUTY



## CERTIFICATE

WE HEREBY CERTIFY THAT THE PLAT OF VIEW RIDGE DIVISION NO 3, IS BASED UPON AN ACTUAL SURVEY OF THE LAND HEREIN PLATTED, THAT THE DISTANCES AND COURSES ARE CORRECT, THAT MONUMENTS HAVE BEEN SET AND THE LOTS AND BLOCKS HAVE BEEN STAKED ON THE GROUND.

GARDNER GARDNER & HITCHINGS  
BY ROY L. GARDNER



EXAMINED AND APPROVED THIS 15TH DAY OF JUNE 1937.

BY JOSHUA H. VOGEL  
KING COUNTY PLANNING COMMISSION