

Statutory Warranty Deed

THE GRANTORS Albert S. Balch, Edith A. Balch, his wife,

Ralph P. Jones and Hazel H. Jones, his wife---

for and in consideration of Ten

(\$ 10.00

Dollars

), in hand paid, conveys and warrants to C. L. Tostevin----

the following described real estate, situated in the County of King State of Washington: The south 35 feet of Lot 11, all of Lot 10 and Lot 9, all in Block 8 A, View Ridge Number 4, an addition to the City of Seattle as recorded on the official plat.

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 30 feet to the East lot line nor nearer than 30 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 900 square feet in the case of a one-story structure or 850 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 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.

18th

Dated this December day of December

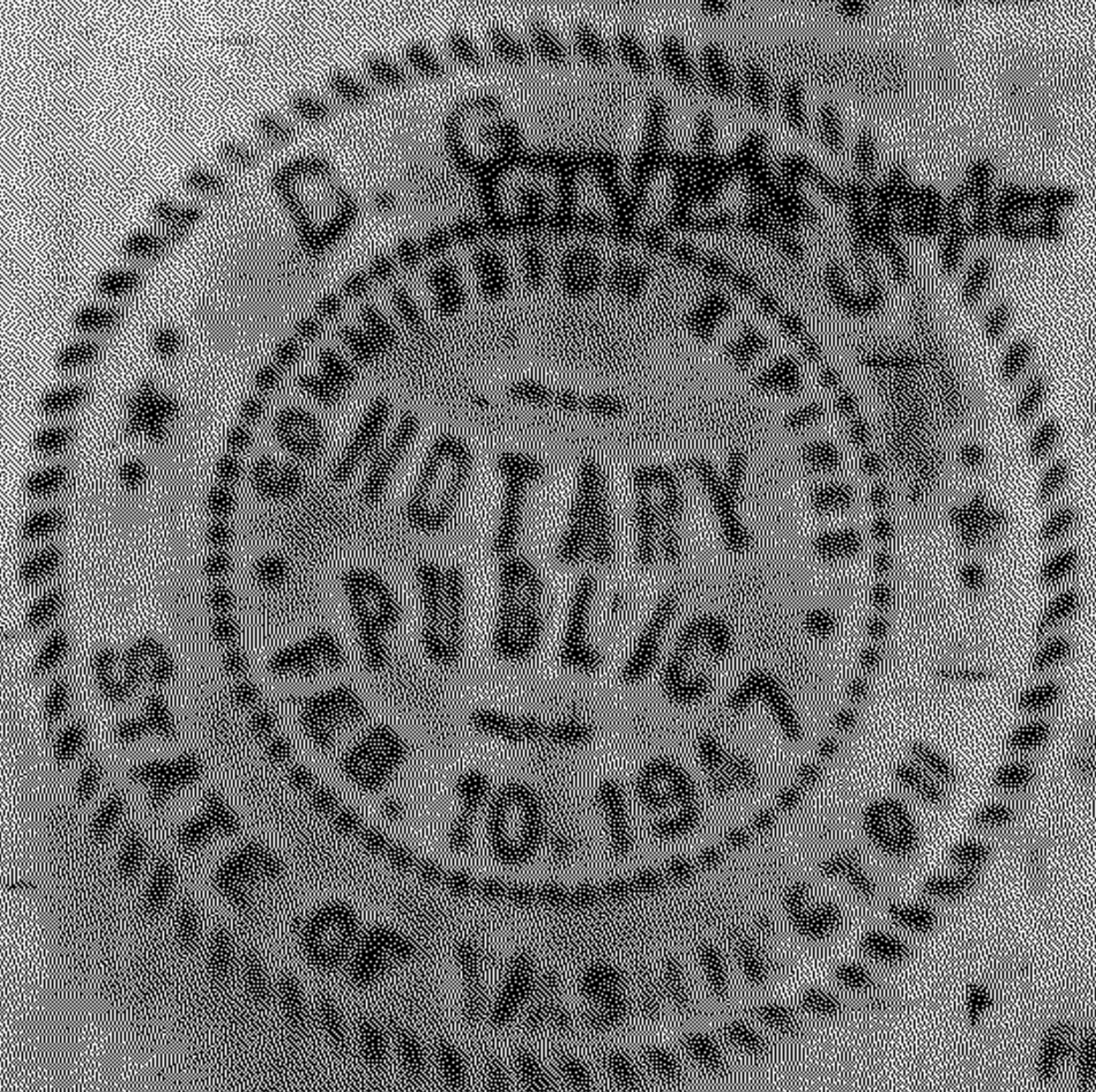
A. D. 1939

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 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.

GIVEN under my hand and official seal this 30th day of December, 1943.



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

Filed for Record Feb. 8, 1947 - 12:42 PM.

Request of C. L. Tostevin

ROBERT A. MORRIS, County Auditor

Form L 3

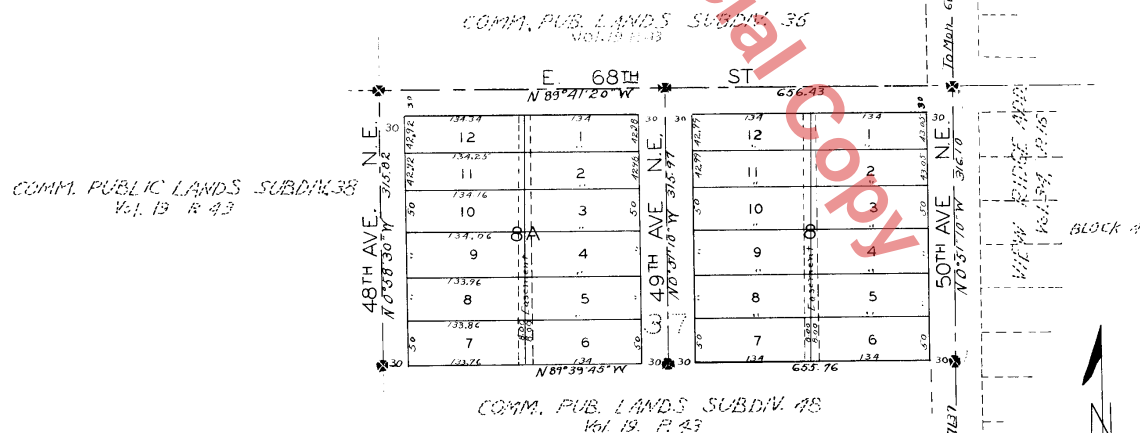
VIEW RIDGE ADDITION

DIVISION

NO 4

SCALE: 1"=100 FEET

HUBBELL & WALLER ENGINEERING CORP. JUNE 1936
&
GARDNER GARDNER & HITCHINGS INC. MAY 1937
ENGRS & SURVEYORS



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, COLUMBIA LUMBER COMPANY, A WASHINGTON CORPORATION, OWNERS OF THE FOLLOWING TRACT: THAT CERTAIN PORTION OF TRACT 37, SUBDIVISION OF S¹/₄W¹/₄ AND WEST 1/2 OF S¹/₄E¹/₄ OF SEC. 3, Township 25N, Range 4E, W. 1/2, according to PLAT THERE-OF RECORDED IN VOLUME 19 OF PLATS, R. 43, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:-

BEGINNING AT THE N¹/₄E¹/₄ CORNER OF SAID TRACT 37; THENCE S⁰° 51' 10" E. 30 FT. TO TRUE POINT OF BEGINNING; THENCE S⁰° 51' 10" E. 86.10 FT.; THENCE N⁸⁹° 40' 45" W. 268 FT.; THENCE N⁰° 51' 10" W. 85.98 FT.; THENCE S⁸⁹° 41' 11" E. 268 FT. TO TRUE POINT OF BEGINNING; BEING LOTS 1, 2, 11, 12, BLOCK 8, AS SHOWN HEREON;

AND LAURA R. MCCANN, OWNER OF THE FOLLOWING TRACT: THAT CERTAIN PORTION OF SAID TRACT 37 DESCRIBED AS FOLLOWS:- BEGINNING AT THE N¹/₄E¹/₄ CORNER OF SAID TRACT 37; THENCE N⁸⁹° 41' 20" W. 30 FT.; THENCE S⁰° 51' 10" E. 236.10 FT. TO TRUE POINT OF BEGINNING; THENCE RUNNING S⁰° 51' 10" E. 50 FT.; THENCE N⁸⁹° 39' 45" W. 134 FT. ALONG THE SOUTH LINE OF SAID TRACT 37; THENCE N⁰° 51' 10" W. 50 FT.; THENCE S⁸⁹° 40' 00" E. 134 FT. TO TRUE POINT OF BEGINNING; BEING LOT 6, BLOCK 8, AS SHOWN HEREON;

AND ALBERT S. BALCH AND EDITH A. BALCH, HIS WIFE, AND RALPH P. JONES AND HAZEL H. JONES, HIS WIFE, OWNERS OF THE REMAINDER OF SAID TRACT 37, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, ALLEYS AND BOULEVARDS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON PLAT AND THE USE THERE-OF 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, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, ALLEYS AND BOULEVARDS SHOWN HEREON; ALSO 16 FT. EASEMENT FOR UTILITIES ONLY.

DESCRIPTION

THIS PLAT OF VIEW RIDGE NO. 4 COVERS AND ENCLOSES THE FOLLOWING TRACT OF LAND, TO-WIT: ALL OF COMMISSIONER OF PUBLIC LANDS SUBDIVISION NO 37; SAID SUBDIVISION BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (S¹/₄W¹/₄ OF SE¹/₄) OF SECTION THREE (SEC. 3) TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE FOUR (4) EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO VOLUME 19 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON

ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS SIXTH DAY OF APRIL A.D. 1937, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED H.H. GREENNOW; LAURA R. MCCANN; ALBERT S. BALCH AND EDITH A. BALCH, HIS WIFE; AND RALPH P. JONES, AND HAZEL H. JONES, HIS

CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT OF VIEW RIDGE NO 4 IS BASED UPON AN ACTUAL SURVEY OF THE LAND HEREBY PLATTED, THAT THE DISTANCES AND COURSES AS SHOWN HEREON ARE CORRECT; THAT MONUMENTS HAVE BEEN SET AND THE LOTS AND BLOCKS HAVE BEEN STAKED ON THE GROUND.

HUBBELL & WALLER ENG. CORP.
BY HAROLD H. WALLER
AND
GARDNER, GARDNER & HITCHINGS, INC.
BY ALLEN HITCHINGS

2949867

EXAMINED AND APPROVED THIS 5TH DAY OF JUNE A.D. 1937
H. H. SISLER
COUNTY ENGINEER
BY _____
DEPUTY

EXAMINED AND APPROVED THIS 7TH DAY OF JUNE A.D. 1937.

LOUIS NASH
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS
ATTEST EARL MILLIKIN
BY MARION KELEZ COUNTY AUDITOR
DEPUTY

IN WITNESS WHEREOF, THE SAID COLUMBIA LUMBER COMPANY,
A WASHINGTON CORPORATION; AND LAURA MCCANN HAVE HERE-
UNTO SET THEIR HANDS AND SEALS THIS 6TH DAY OF APRIL
A.D. 1937

H. L. Greenhow
TREASURER COLUMBIA LUMBER COMPANY

LAURA R. McCANN

ALBERT S. BALCH

EDITH A. BALCH

RALPH P. JONES

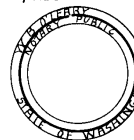
HAZEL H. JONES

Landmark Web Official Records Search

WIFE, TO ME KNOWN TO BE THE PERSONS
WHO EXECUTED THE FOREGOIN DEDICATION
AND ACKNOWLEDGED TO ME THAT THEY SIGN-
ED AND SEALED THE SAME AS THEIR FREE AND
VOLUNTARY ACT AND DEED FOR THE USES AND
PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AN OFFICIAL SEAL
THE DAY AND YEAR FIRST ABOVE WRITTEN:

W. B. O'LEARY
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING
AT SEATTLE.



2949867

FILED FOR RECORD AT THE REQUEST OF THE
COUNTY ENGINEER JUNE 7 A.D. 1937. AT 36 MIN.
PAST 2 P.M., AND RECORD IN VOLUME 34 OF PLATS,
PAGE 31, RECORDS OF KING COUNTY.

EARL MILLIKIN
COUNTY AUDITOR



BY A. C. MILLER
DEPUTY