

State of Washington, } ss.
County of KING

On this 4th day of February A. D. 1937
before me personally appeared W. S. Darrow and H. C. Bryant

to be the Vice-President and Secretary, to me known

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 on oath stated that the said officers are authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and date first above written.

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

2931294

SPECIAL WARRANTY DEED

CORPORATION

FROM

TO

Date 1937 FEB 4

Filed for record at request of

PAGE 54

RECORDED

VOL 1718

OF

REQUEST OF

Earl Hill

KING COUNTY

DEPT

Records of

County, State of

WASH

COUNTY AUDITOR

FILED for Record at request of

PUGET SOUND TITLE INSURANCE CO.

SEATTLE, WASH.

WITNESSES
WHITE & DOLLARD, Inc.
1222 Second Ave.
Seattle, Wash.

THE GRANTOR S. ALBERT S. BAICH, EDITH A. BAICH, RALPH P. JONES,
and HAZEL H. JONES, his wife-----

For and in consideration of Ten

DOLLARS

in hand paid, convey and warrant to J. D. HONE-----

the following described Real Estate: LOTS 9 and 10 (nine and ten) Block 10 (Ten) VIEW RIDGE ADDITION, Division Number 5 (Five), Meets and bounds being as follows: The portion of Tract 2 of Orth & Gilberts' 10 Acre Tracts (Vol 9 p. 18 King County Plats) described as follows: beginning at the southwest corner of said Tract 2 and running thence along the south line of said Tract 2 S 89° 42' 43" E 359.08 ft thence N 0° 47' 02" W 132.74 ft. to a TRUE point of beginning, thence continuing N 0° 47' 02" W 100 ft. thence S 89° 45' 20" E 124.66 ft. thence S 0° 44' 58" E 100.00 ft. thence N 89° 45' 20" W 124.66 ft. to the TRUE point of beginning, being Lots 9 and 10, Block 10 of View Ridge Div. # 5, an Addition to the City of Seattle (unrecorded).

- (a) No building shall be erected on any building plot except one detached single-family dwelling and a one or two car garage.
- (b) No lot shall be resubdivided into building lots having less than 5000 sq. ft. of area or a width of less than 50 feet each.
- (c) No building shall be erected on any lot nearer than 50 feet to West lot line nor nearer than 15 feet to East lot line nor nearer than 7 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-third of a lot.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.
- (h) 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 subdivisor 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 1100 square feet in the case of a one-story structure or 850 square feet in the case of a two-story structure.

- (1) 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.
- (2) 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.

Subject to water assessment to be levied against said lots. Subject to View Ridge restrictions ~~00000~~ against said tract as amended by Federal Housing Administration, December 1936, to read as follows:

Situated in the County of KING

State of Washington.

Dated this FIRST day of FEBRUARY, 1937.

WITNESSES:



Albert S. Balch SEAL
Edith A. Balch SEAL
Ralph P. Jones SEAL
Hazel H. Jones SEAL

STATE OF WASHINGTON,

COUNTY OF KING

SS.

I, the undersigned, a Notary Public, do hereby certify that on this First day of FEBRUARY, 1937, 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 instrument, and acknowledged that they signed and sealed 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 First day of FEBRUARY, A. D. 1937.

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

Filed for Record Feb. 4, 1937, 4:53 P. M.
 Request of PUGET SOUND TITLE INSURANCE CO.
 EARL MILLIKIN, County Auditor

2931297

DEED

THE GRANTOR, CHRISTINE K. BRAGDON, ^{As} Executrix of the Last Will and Testament of Roger E. Bragdon, deceased, of Seattle, Washington, for and in consideration of the sum of \$ 600.00, receipt of which is hereby acknowledged, does hereby CONVEY and QUIT CLAIM unto F. E. Thompson, the following described property situate in King County, Washington, to-wit:

Beginning at the southwest corner of the east half of the south 10 acres of the west half of the northwest quarter of the southeast quarter of section twenty-nine (29), township twenty-six (26) North, Range four (4) east, W.M.; thence east along the south line of said subdivision, 140 feet to the true point of beginning; thence north 210 feet; thence east 60 feet; thence south 210 feet; thence west 60 feet to the true point of beginning, except the south 30 feet thereof for street.

(This deed of conveyance is made pursuant to order of court made and entered February 4th 1937 in which the above grantor as such Executrix was authorized and directed to execute and deliver said deed).



Dated this 4th day of February 1937.

Christine K. Bragdon
 As Executrix of the Last Will and Testament of Roger E. Bragdon, Deceased.

STATE OF WASHINGTON,)
 COUNTY OF KING.) SS.

THIS IS TO CERTIFY, that on this 4th day of February 1937, before me, the undersigned, a Notary Public, duly commissioned and sworn, personally came CHRISTINE K. BRAGDON, as Executrix of the Last Will and Testament of Roger E. Bragdon, deceased, to me known to be the individual that executed the foregoing instrument, and she acknowledged the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

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

Filed for Record Feb. 4, 1937, 4:53 P. M.
 Request of PUGET SOUND TITLE INSURANCE CO.
 EARL MILLIKIN, County Auditor

VIEW RIDGE

DESCRIPTION

THIS PLAT OF VIEW RIDGE, DIVISION NO 5, EMBRACES THE FOLLOWING DESCRIBED TRACTS- TRACT 2 OF ORTH & GILBERT'S TEN ACRE TRACTS (VOL. 9, P. 18, KING COUNTY PLATS) AND THE NW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 3 TWP. 25N. R. 4E. WM. ALL DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT IN FEET.

DIVISION

NO 5

GARDNER, GARDNER & HITCHINGS INC.
ENGINEERS & SURVEYORS

SCALE 1" = 100'
JUNE 1937

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, R. GARLAND AND DOROTHY A. GARLAND, HIS WIFE, CLIFFORD C. SWEETLAND AND FLORENCE M. SWEETLAND, HIS WIFE, J. E. PETITE AND JEAN W. PETITE, HIS WIFE, V. J. SPINNER AND THEODOSIA B. SPINNER, HIS WIFE, ARTHUR D. PETERSON AND ELEANOR ERNST PETERSON, HIS WIFE, FRED E. BREIT, HERBERT METKE, ARCHIE KYLE AND MABEL KYLE, HIS WIFE, MARY D. GRAHAM AND GEORGE H. GRAHAM HER HUSBAND, EILEEN M. WILSON AND PAUL T. WILSON, HER HUSBAND, CLARENCE F. MASSART AND JOSEPHINE P. MASSART, HIS WIFE, CORNELIUS C. HOLCOMB AND BESSIE NYE HOLCOMB, HIS WIFE, RAY DUMONT LEFFLER AND BERNICE LEFFLER, HIS WIFE, J. D. HONE, NATHAN E. ASH, GEORGE K. COMSTOCK AND ALICE COMSTOCK, HIS WIFE, EVERETT HESKETT AND LORETTA HESKETT, HIS WIFE, CURRY W. FELT, JR.; ALBERT S. BALCH AND EDITH A. BALCH, HIS WIFE, RALPH P. JONES AND HAZEL H. JONES, HIS WIFE, OWNERS IN FEE SIMPLE OF THE TRACT OF LAND PLATTED IN THIS VIEW RIDGE DIV. NO. 5; WHITE & BOLLARD, INC., A WASHINGTON CORP.; UNIVERSITY NAT'L BANK OF SEATTLE; FIDELITY SAVINGS & LOAN, A CORP.; SECURITIES MORTGAGE CO., A CORP.; PACIFIC FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF TACOMA, A CORP.; I. L. STROUD, MORTGAGEES OF PORTIONS OF SAID TRACTS, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE THEREOF FOR PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR HIGHWAY PURPOSES, 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, AVENUES AND ALLEYS, SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 12TH DAY OF JUNE, A.D. 1937.

ALBERT S. BALCH	ELEANOR ERNST PETERSON
EDITH A. BALCH	J. D. HONE
RALPH P. JONES	MABEL KYLE
HAZEL H. JONES	ARCHIE KYLE
J. E. PETITE	CORNELIUS C. HOLCOMB
JEAN W. PETITE	WHITE & BOLLARD, INC.
RAY D. LEFFLER	BESSIE NYE HOLCOMB
BERNICE LEFFLER	UNIVERSITY NAT'L BANK
THEODOSIA B. SPINNER	EVERETT HESKETT
V. J. SPINNER	MARY D. GRAHAM
JOSEPHINE MASSART	EILEEN M. WILSON
C. F. MASSART	PAUL WILSON
GEORGE H. GRAHAM	ARTHUR D. PETERSON
I. L. STROUD	NATHAN E. ASH
ALICE COMSTOCK	GEO. K. COMSTOCK

CURRY W. FELT, JR.
FLORENCE FELT
SECURITIES MTG. CO.
FIDELITY SAVINGS & LOAN
HERBERT METKE
C. C. SWEETLAND
FLORENCE SWEETLAND
FRED E. BREIT
R. R. GARLAND
DOROTHY A. GARLAND
LORETTA M. HESKETT
PACIFIC FIRST FED. SAVINGS & LOAN ASS'N

ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 12TH DAY OF JUNE, A.D. 1937, BEFORE ME, THE UNDERSIGNED, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ALFRED S. BALCH, EDITH A. BALCH, RALPH P. JONES, HAZEL H. JONES, J. E. PETITE, JEAN W. PETITE, RAY D. LEFFLER, BERNICE LEFFLER, THEODOSIA SPINNER, V. J. SPINNER, JOSEPHINE MASSART, C. F. MASSART, GEORGE H. GRAHAM, I. L. STROUD, ELEANOR ERNST PETERSON, J. D. HONE, MABEL KYLE, ARCHIE KYLE, CORNELIUS C. HOLCOMB, BESSIE NYE HOLCOMB, C. C. HESKETT, MARY D. GRAHAM, EILEEN M. WILSON, PAUL WILSON, ARTHUR D. PETERSON, CURRY W. FELT, JR., FLORENCE FELT, HERBERT METKE, C. C. SWEETLAND, FLORENCE SWEETLAND, FRED E. BREIT, R. R. GARLAND, DOROTHY A. GARLAND, LORETTA M. HESKETT, NATHAN E. ASH, GEO. K. COMSTOCK, ALICE COMSTOCK, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT, 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.

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

EXAMINED AND APPROVED THIS 15TH DAY OF JUNE 1937.

H. H. SISLER BY
COUNTY ROAD ENGINEER DEPUTY

EXAMINED AND APPROVED THIS 21ST DAY OF JUNE 1937.

LOUIS NASH
CHAIRMAN OF THE BOARD OF
COUNTY COMMISSIONERS.

ATTEST EARL MILLIKIN
COUNTY AUDITOR
MARION KELEZ
DEPUTY

EXAMINED AND APPROVED THIS 15TH DAY OF JUNE 1937.

BY JOSHUA H. VOGEL
KING COUNTY PLANNING COMMISSION

WE HEREBY CERTIFY THAT THE PLAT OF VIEW RIDGE DIV. 5 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 LOTS AND BLOCKS HAVE BEEN STAKED ON THE GROUND.

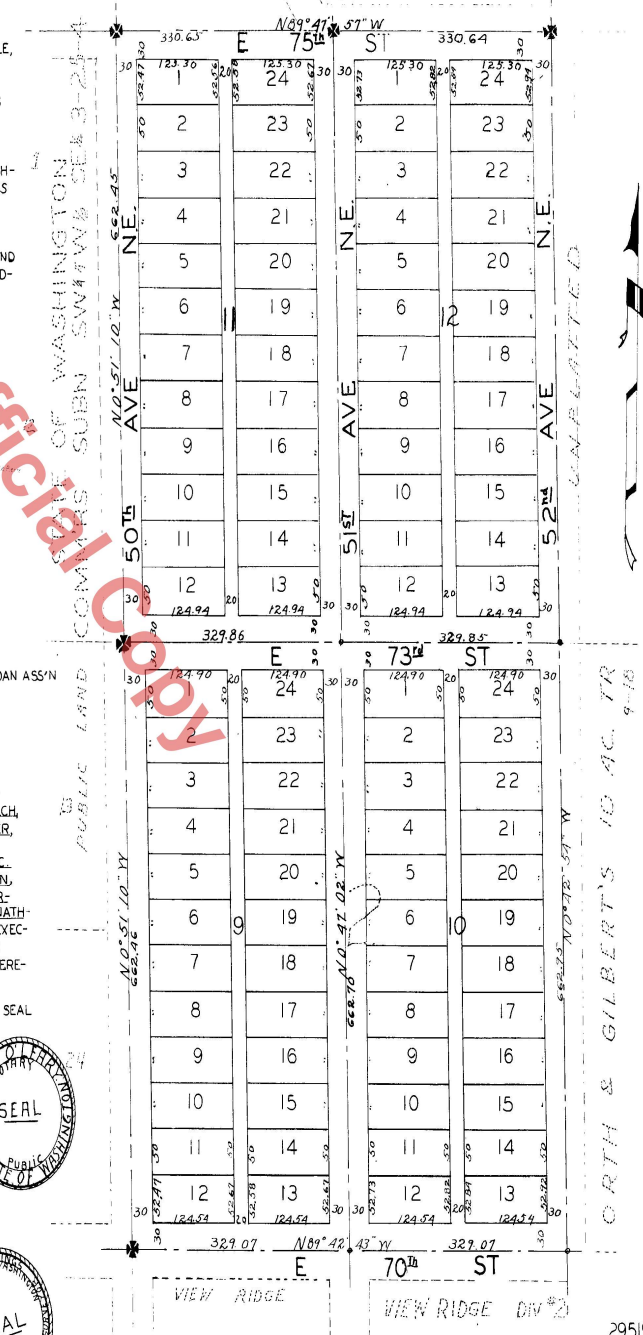
GARDNER, GARDNER & HITCHINGS, INC.
BY ALLEN HITCHINGS

FILED FOR RECORD AT THE REQUEST OF THE
COUNTY ENGINEER JUNE 21ST A.D. 1937 AT 51 MIN.
UTES PAST 12 P.M. AND RECORDED IN VOL. 34 OF
PLATS, PAGE 33 RECORDS OF KING COUNTY, WN.

EARL MILLIKIN
COUNTY AUDITOR

BY A. MILLER
DEPUTY

SAND POINT GOLF CLUB



CERTIFICATE

2951984