

WARRANTY DEED



THE GRANTOR, J. W. FALES COMPANY, a Washington corporation, for and in consideration of TEN and no/100 Dollars (\$10.00), in hand paid, conveys and warrants to W. F. MUEBE, Jr. the following described real estate, situate in the County of King, State of Washington:



West 68 feet of lots 3 and 4, block 7, Mercer's Addition to North Seattle, according to plat thereof recorded in volume 1 of plats, page 171, records of said county. SUBJECT to right of the City of Seattle under judgment on verdicts entered in King County Superior Court Cause No. 84241, to damage said premises by changing and establishing street grades, grading and regrading, as provided by Ordinance No. 26255 of said city.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officer and its corporate seal hereunto affixed this 5th day of December, 1940.



J. W. FALES COMPANY

By Gilbert R. Fales
GENERAL MANAGER Secretary-Treasurer

STATE OF WASHINGTON)
County of King) ss.

On this 5th day of December, 1940, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GILBERT R. FALES, to me known to be the Secretary-Treasurer of J. W. FALES COMPANY, 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 he was 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. J. O'Keefe
Notary Public in and for the
State of Washington, residing
at Seattle.

Filed for Record Dec. 11, 1940, 2:21 P.M.
Request of Seattle Title Company
EARL MILLIKIN, County Auditor

PROTECTIVE COVENANTS

Building and other Restrictions of

View Ridge, Division Number 9, Seattle, Washington.

KNOW ALL MEN BY THESE PRESENTS: That Albert S. Balch and Edith A. Balch, his wife, Ralph P. Jones and Hazel H. Jones, his wife, owners on contract and Mary V. Turner and Frank P. Turner, her husband, owners in fee, of Tract One of Subdivision of Section 3, Township 25 North, Range 4 East, W.M. as per plat the roof recorded in the office of the Auditor of King County, Washington, being recorded as View Ridge, Division number 9 hereby impress each of the said lots aforesaid with the following conditions, limitations and restrictions, to-wit:

All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling or one semi-detached single-family dwelling, and a private garage for not more than three cars.

No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing by a majority of a committee composed of Albert S. Balch, Ralph P. Jones, W. Elmer Thompson and Dr. George Vandewall, or their authorized representative, for conformity and harmony of external design with existing structures in the subdivision; and as to location of the building with respect to property and building set back lines. In the case of the death of any member or members of said committee, the surviving members or member shall have authority to approve or disapprove such design or

Location. If the aforesaid committee or their authorized representative fails to approve or disapprove such design and location within 30 days after plans have been submitted to it, or if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required. Said committee or their authorized representative shall act without compensation. Said committee shall act and serve for ten years from October 1, 1940, at which time the then record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the land records their authorized representative who thereafter shall have all the powers, subject to the same limitations, as were previously delegated herein to the aforesaid committee.

No building shall be located nearer to the front lot line than twenty feet or nearer to the side street line than 10 feet. No building, except a garage or other outbuilding located 60 feet or more from the lot line, shall be located nearer than five feet to any side lot line.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6,000 square feet nor a width of less than 50 feet at the front building setback line, except that

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

No persons of any race other than the white race shall use or occupy any building or any lot, except this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

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

No dwelling costing less than \$4,500 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches shall not be less than 1,000 square feet in the case of a one-story structure nor less than 900 square feet in the case of a one and one-half, two, or two and one-half story structure.

These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

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

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands, the

Mary V. Turner
Mary V. Turner

Frank P. Turner
Frank P. Turner

Albert S. Balch
Albert S. Balch

Edith A. Balch
Edith A. Balch

Ralph P. Jones
Ralph P. Jones

Hazel H. Jones
Hazel H. Jones

State of California)
County of Maricopa) ss

I, the undersigned Notary Public in and for the State of California, residing at Santa Rosa, do hereby certify that on this 18 day of November 1940, personally appeared before me Mary V. Turner and Frank P. Turner, her husband, known to me to be the individuals described in and who executed the within instrument ~~as~~ as owners in fee of Tract 24 of Subdivision of Section 3, Township 25 North, Range 4 East, W.M. as per plat thereof recorded in the office of the Auditor of King County, Washington, being recorded as part of View Ridge Division number 9, and that they acknowledged they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18 day of November, 1940



Santa Adams
Notary Public in and for the
State of California, residing
at Santa Rosa

STATE OF WASHINGTON)
COUNTY OF KING) ss

THIS IS TO CERTIFY that on this 9th day of December, 1940, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ALBERT S. BALCH, EDITH A. BALCH, RALPH P. JONES and HAZEL H. JONES to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

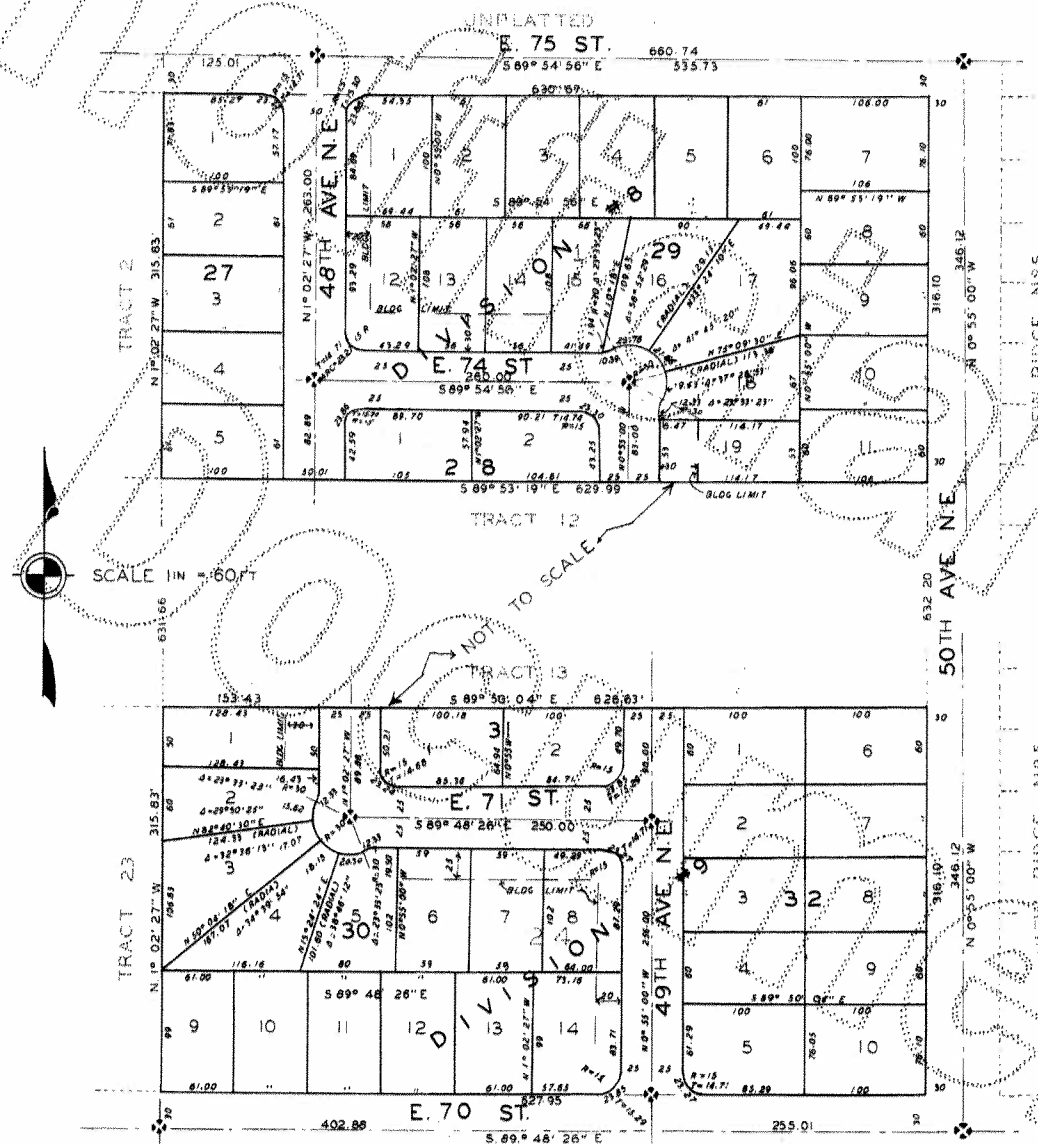
WITNESS my hand and seal the day and year in this certificate first above written.



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

Filed for Record Dec. 11, 1940, 3:31 P.M.
Request of Seattle Title Company
EARL MILLER, County Auditor

A REPLAT OF TRACTS 1 AND 24
STATE OF WASH. PUBLIC LAND COMM'RS SUBD
SE 1/4 SECTION 3 T.25N. R.4E.W.M.



TRACT 25
STATE OF WASHINGTON
PUBLIC LAND COMMR'S
SUBDIVISION

VIEW RIDGE

DIV. # 8 - 9

DESCRIPTION

VIEW RIDGE # 8 INCLUDES TRACT 1 AND # 9 INCLUDES TRACT 24, BOTH IN STATE OF WASH COMM OF PUBLIC LANDS SUBD'N OF SEC 3 TWP 25N R 4E W.M. AS RECORDED IN VOL 19 PG 43 KING COUNTY PLATS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SAMUEL MANNING AND MYRTLE MANNING HIS WIFE, AND WINTHROP L. WARNER, AND MARY V. TURNER AND FRANK P. TURNER HER HUSBAND OWNERS, AND SECURITIES MORTGAGE CO. A WASHINGTON CORPORATION AS MORTGAGORS OF A PORTION, AND ALBERT S. BALCH AND EDITH A. BALCH HIS WIFE, AND RALPH P. JONES AND HAZEL H. JONES HIS WIFE, AS PURCHASERS ON CONTRACT, OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN HERE ON, AND THE USE THEREOF FOR 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 AND PARCELS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THE DATES HEREON NOTED:

SAMUEL MANNING
MYRTLE MANNING
ALBERT S. BALCH
EDITH A. BALCH
GEORGE FRANCIS SLATER
RALPH P. JONES
HAZEL H. JONES
RUTH E. SLATER
MARY V. TURNER
FRANK P. TURNER
WINTHROP L. WARNER
SECURITIES MORTGAGE CO.
BY G. W. KIEF V. PRES.
L. B. MAINE
ATTY. SEC.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 30TH DAY OF NOV. 1940, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED SAMUEL MANNING AND MYRTLE MANNING HIS WIFE, AND ALBERT S. BALCH AND EDITH A. BALCH HIS WIFE, AND RALPH P. JONES AND HAZEL H. JONES HIS WIFE, AND GEORGE FRANCIS SLATER AND RUTH E. SLATER, HIS WIFE, WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACTS AND DEEDS FOR THE PURPOSES AND USES MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

L. J. HAWTHORN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SEATTLE

RESTRICTIONS

ALL LOTS OR PARCELS THEREOF ARE RESTRICTED TO R-1 (RESIDENCE) USE AS DEFINED BY THE KING COUNTY PLANNING COMMISSION AND BY INSTRUMENT AS PER KING COUNTY AUDITOR'S FILE # 3126891 (VOL 1926 OF DEEDS PG 315)

APPROVALS

EXAMINED AND APPROVED THIS 7 DAY OF FEB. A.D. 1941

H. H. SISLER
COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 11TH DAY OF FEB. A.D. 1941 BY THE KING COUNTY PLANNING COMMISSION

R. G. TYLER
CHAIRMAN
OTWAY PARDEE
SECRETARY
JOSHUA H. VOGEL
PLANNING ENGINEER

EXAMINED AND APPROVED THIS 10TH DAY OF FEB. A.D. 1941

TOM SMITH
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
EARL MILLIKIN
CLERK OF BOARD
BY MARION M'KEE
DEPUTY

3145584

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 11TH DAY OF FEB. A.D. 1941 AT 52 MIN. EAST 3 P.M. AND RECORDED IN VOL 38, PAGES 47-48, RECORDS OF KING COUNTY, WASHINGTON

BY ROBT A. MORRIS
DEPUTY AUDITOR

EARL MILLIKIN
COUNTY AUDITOR

WE HEREBY CERTIFY THAT VIEW RIDGE DIVS # 8-9 ARE BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC 3 TWP 25N R. 4E W.M. AND THAT COURSES AND DISTANCES ARE CORRECTLY SHOWN

GARDNER, GARDNER & HITCHINGS, INC.
BY ALLEN HITCHINGS
STATE CERTIFICATE # 199
RENEWAL # 247,821

ACKNOWLEDGMENTS

STATE OF CONNECTICUT
COUNTY OF MIDDLESEX NOV. 11, 1940

THIS IS TO CERTIFY, THAT ON THIS 11 DAY OF NOV. 1940, BEFORE ME A NOTARY PUBLIC PERSONALLY APPEARED WINTHROP L. WARNER WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND USES MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

BERTRAND E. SPENCER

NOTARY PUBLIC IN AND FOR THE STATE OF CONNECTICUT RESIDING AT MIDDLESEX

STATE OF CALIFORNIA
COUNTY OF SONORA

THIS IS TO CERTIFY, THAT ON THIS 28 DAY OF NOV. 1940, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARY V. TURNER AND FRANK P. TURNER, HER HUSBAND, WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACTS AND DEEDS FOR THE PURPOSES AND USES MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

LAURA ADAMS

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
RESIDING AT SANTA ROSA

STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY, THAT ON THIS 3 DAY OF DEC. 1940, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED G. W. KIEF AS VICE PRES. AND L. B. MAINE AS ASST. SECY OF SECURITIES MORTGAGE CO. OF SEATTLE WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THIS INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF THE CORPORATION, AND THAT THEY WERE AUTHORIZED TO EXECUTE THE SAME AND THAT THE SEAL AFFIXED IS THAT OF THE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

DORATHY M. SCAIFE

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