

1554-526

2940654
Aud. Note:
For Photostatic
copy see Vol.
1728 of Deeds,
page 313.

Vincent Froula, et ux

To

Jack G. Bird, et ux

Warranty Deed

2940654

STATUTORY WARRANTY DEED

THE GRANTORS, Vincent Froula and Maybelle Froula, his wife, for and in consideration of Ten Dollars (\$10.00), in hand paid, conveys and warrants to Jack G. Bird and Mildred Bird, his wife, the following described real estate, situated in the County of King, State of Washington:

North Seven and one-half (7½) feet of Lot Nineteen (19) and all of Lot Twenty (20), Block One (1), Hendry Addition, according to plat thereof recorded in volume 21 of plats, page 31, records of said county.

SUBJECT TO: a mortgage in the amount of \$1,500.00 dated April 30, 1932, recorded May 6, 1932 in volume 1217 of mortgages, page 84, under auditor's file No. 2720569, records of King County, Washington; reference to which record is made for further particulars.

Dated this 10th day of April, A. D. 1937.

Vincent Froula (Seal)

Maybelle Froula (Seal)

State of Washington,) ss
County of King

On this day personally appeared before me Vincent Froula and Maybelle Froula to me known to be the individuals 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 12th day of April, 1937.

(E.F.A. Notarial Seal)

Erwin F. Axe

(Com. Ex. Nov. 11, 1939)

Notary Public in and for the State

(I.R.S. \$.50 attached and cancelled)

of Washington, residing at Seattle

(T.C.S. \$.50 attached and cancelled)

Filed for record at request of Seattle Title Company, Apr. 12, 1937 at 16 min past 2 P.M.

EH

Earl Millikin, County Auditor

2954255

Stanley F. Barker, et al

to

H. W. Davis, Jr.

Restrictions

2954255

DECLARATION OF RESTRICTIONS

The undersigned, Stanley F. Barker and Helen F. Barker, his wife, and The Homebuilding Company, a corporation, owners, and H. W. Davis, Jr., mortgagee of the Plat known as Viewhome Addition to the City of Seattle, Washington, by the execution and recording of this instrument, do hereby establish the protective restrictions, conditions and covenants hereinafter set forth upon and subject to which all Lots, Tracts and Parcels of Land in said Plat shall hereafter be held or sold or conveyed by them as such owners and each and all of the present or future owners of land therein, as follows:

1. No building shall be erected on any building lot except one detached single-family dwelling and one or two car garage.
2. No lot shall be resubdivided into building lots having less than 5000 square feet of area or a width of less than 50 feet each.
3. No building shall be erected on any lot nearer than 20 feet to nor farther than 40 feet from the front 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.
4. 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, and no live stock such as cows, pigs, goats etc., shall be kept on the premises.
5. 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.
6. No tent, trailer, basement, garage, barn, or other out-building 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.
7. No structure shall be moved onto any lot unless it meets with the approval of the committee

1554-527

hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with similar structures in the tract.

8. No building shall be erected on any lot by other than the subdivider 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 subdivisions. 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 800 square feet in the case of a one-story structure or 600 square feet in the case of a two-story structure, except that on lots 25, 26, 27, 28, 29 and 30 the minimum ground floor square foot area may be 500 square feet in the case of a one-story structure or 500 square feet in the case of a two-story structure.

9. 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.

10. 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 covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations.

Dated at Seattle, Washington, this 6th day of July, 1937.

The Homebuilding Company
By Stanley F. Barker, President

(The H Co. Corp. Seal)

Stanley F. Barker

Helen F. Barker

Owners

H. W. Davis, Jr.

Mortgagee

State of Washington)
County of King) ss

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 6th day of July, 1937, personally appeared before me Stanley F. Barker and Helen F. Barker, and H. W. Davis, Jr., to me known to be the individuals described in and who executed the foregoing 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 the day and year last above written.

(J.W.D. Notarial Seal)

(Com. Ex. June 2, 1939)

John W. Day

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

State of Washington)
County of King) ss

On this 6th day of July 1937, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Stanley F. Barker, to me known to be the President of 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 last above written.

(J.W.D. Notarial Seal)

(Com. Ex. June 2, 1939)

John W. Day

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

Filed for record at request of The Homebuilding Co. July 6, 1937, at 19 min. past 12 P.M.

Earl Millikin, County Auditor

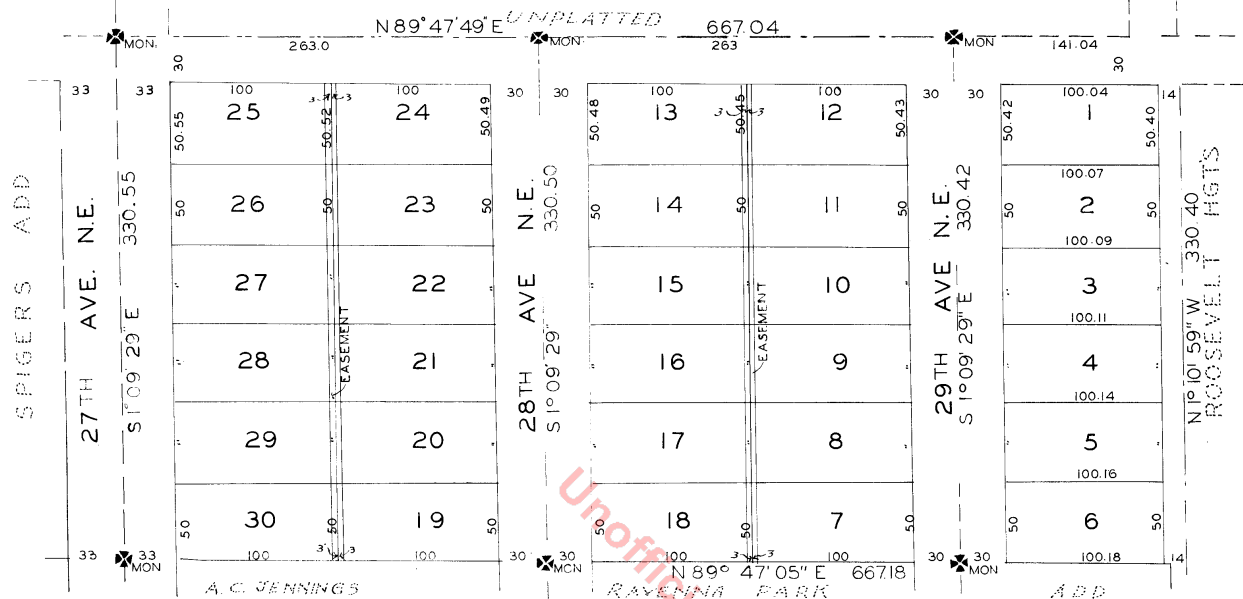
PH

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VIEWHOME

RESTRICTIONS & RESERVATIONS
AS RECORDED IN VOL 1554, PAGE 526, OF
DEEDS, RECORDS OF KING COUNTY

ADDITION TO THE CITY OF SEATTLE
SCALE 1" = 50' H. M. LOVE ENGINEER



DESCRIPTION

THIS PLAT OF VIEW HOME ADDITION TO THE CITY OF SEATTLE EMBRACES ALL OF THE N. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 4, T. 25N. R. 4E. W.M. ALL DISTANCES ARE SHOWN IN FEET.

I HEREBY CERTIFY THAT THIS PLAT OF VIEW HOME ADDITION TO THE CITY OF SEATTLE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, T. 25N. R. 4E. W.M. THAT THE DISTANCES, COURSES AND ANGLES SHOWN THEREON ARE CORRECT, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED ON THE GROUND.

H. M. LOVE ENGINEER

EXAMINED AND APPROVED THIS 6 DAY OF JULY A.D. 1937

BY: H. H. SISLER
DEPUTY COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 12TH DAY OF MAY A.D. 1937

JOSHUA H. VOGEL
KING COUNTY PLANNING COMMISSION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, STANLEY F. BARKER AND HELEN F. BARKER, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE TRACT OF LAND PLATTED IN THIS VIEWHOME ADDITION TO THE CITY OF SEATTLE, AND HERBERT W. DAVIS, JR. MORTGAGEE DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS, ALLEYS AND AVENUES SHOWN THEREON, AND THE USE THEREOF 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 AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 4TH DAY OF JANUARY A.D. 1937

STANLEY F. BARKER
HERBERT W. DAVIS
HELEN F. BARKER

EXAMINED AND APPROVED THIS 6TH DAY OF JULY A.D. 19

LOUIS NASH
CHAIRMAN, BOARD OF
COUNTY COMMISSIONERS

ATTEST EARL MILLIKIN
CLERK OF BOARD OF
COUNTY COMMISSIONERS
BY: DEPUTY CLERK OF BOARD

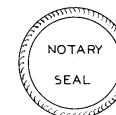


ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 4TH DAY OF JANUARY A.D. 1937 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED STANLEY F. BARKER, HELEN F. BARKER, HERBERT W. DAVIS JR., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AN 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



A.C. JEPHCOTT
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON RESIDING
AT SEATTLE.

FILED FOR RECORD AT THE REQUEST OF THE COUNTY ENGINEER JULY 6 A.D. 1937 AT 20 MIN PAST 12 O'CLOCK P.M. AND RECORDED IN VOL 34 PAGE 35 OF PLATS RE-CORDS OF KING COUNTY.

EARL MILLIKIN
COUNTY AUDITOR

BY: A.C. MILLER
DEPUTY COUNTY AUDITOR