

3200047

Innis Arden**Statutory Warranty Deed**

THE GRANTORS, W. E. BOEING and BERTHA BOEING, his wife

for and in consideration of ----- TEN ----- Dollars
(\$10.00 -----), in hand paid, convey and warrant to -----

----- IRVING D. ALLARD, a single man -----

the following described real estate situated in the County of King, State of Washington -----

----- TRACT TWENTY-SEVEN (27), BLOCK ONE (1) -----

in Innis Arden, an addition to the County of King, State of Washington, as appears by plat thereof recorded in the records of the Auditor of King County, Washington, in Volume 37 of Plats at page 25, subject to those certain Restrictive Mutual Easements of Innis Arden as set forth in the deed from W. E. Boeing and Bertha Boeing, his wife, to L. A. Pelton, dated August 28, 1941, and recorded in Volume 1992 of Deeds at page 276 in the records of the Auditor of King County, Washington, Auditor's receiving number 3187136. Said Restrictive Mutual Easements of Innis Arden are by this reference incorporated in and made a part of this Deed, and the Grantee by accepting this Deed assumes and agrees to be bound by said Restrictive Mutual Easements of Innis Arden and accepts the benefits thereof as part of the consideration for the purchase of the property described herein. The term "Restrictive Mutual Easements of Innis Arden" as used herein shall include all amendments made in accordance with the terms of said Restrictive Mutual Easements of Innis Arden.

----- This deed is executed and delivered pursuant to and in discharge of that certain Real Estate Contract pertaining to the above described real property which was executed on the 11th day of September, 1941, between W. E. Boeing and Bertha Boeing, his wife, as Sellers, and Irving D. Allard, a single man, as Purchaser, provided that said grantors do not warrant against any interest in or encumbrance upon said property arising subsequent to the execution of said contract, or done or suffered at any time from the grantee, his heirs and/or assigns.



Dated this 27th day of October 1941.

W. E. BOEING
BERTHA BOEINGBy *[Signature]*
THEIR ATTORNEY IN FACTSTATE OF WASHINGTON,)
COUNTY OF KING) ss

On this day personally appeared before me D. R. DREW, to me known to be the individual who executed the foregoing instrument as Attorney in Fact of W. E. Boeing and Bertha Boeing, his wife therein described and acknowledged that he signed and sealed the same as such Attorney in Fact for said principals freely and voluntarily for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said W. E. Boeing and Bertha Boeing, his wife, are now living.

Witness my hand and seal this 27th day of October 1941

compliance with the law;

- (r) Subdivision into residence tracts subject to restrictions applicable to residence tracts.

Not more than fifty per cent of the ground area within said "Business Area" shall be occupied by buildings.

15. RACIAL RESTRICTIONS. No property in said addition shall at any time be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

16. ANIMALS. No hogs, cattle, horses, sheep, goats, or other similar livestock shall be permitted or maintained on said property at any time. Chicken hens, pigeons, rabbits and other similar small livestock, not exceeding a total of twenty-five in number, shall be permitted but must be kept on the premises of the owner. Not more than one dog and cat may be kept for each building site. No pen, yard, run, hutch, coop or other structure or area for the housing and keeping of the above-described poultry or animals shall be built or maintained closer than 100 feet from the front line of any residence tract.

17. TERM OF RESTRICTIONS. These Restrictive Mutual Easements of Innis Arden shall run with the land and shall be binding upon all parties hereto and all persons claiming under them, until August 1, 1966, at which time said Restrictive Mutual Easements of Innis Arden shall be automatically extended for

successive periods of ten years unless the owner or owners of the legal title to not less than sixty residence (not business) tracts, by an instrument or instruments in writing, duly signed and acknowledged by them, terminate or amend said Mutual Easements in so far as they pertain to residence tracts, and such termination or amendment shall become effective upon the filing of such instrument or instruments for record in the office of the Auditor of King County, Washington. Such instrument or instruments shall contain proper references to the records of said office by volume and page of both the recording of the Plat of Innis Arden and the recording of this Deed in which these Restrictive Mutual Easements of Innis Arden are set forth, and to the recording of all amendments hereof.

IN WITNESS WHEREOF, the said W. E. Boeing and Bertha Boeing, his wife, have hereunto set their hands and seals this 28th day of August, 1941.



W. E. BOEING

BY [Signature]

His Attorney-in-Fact

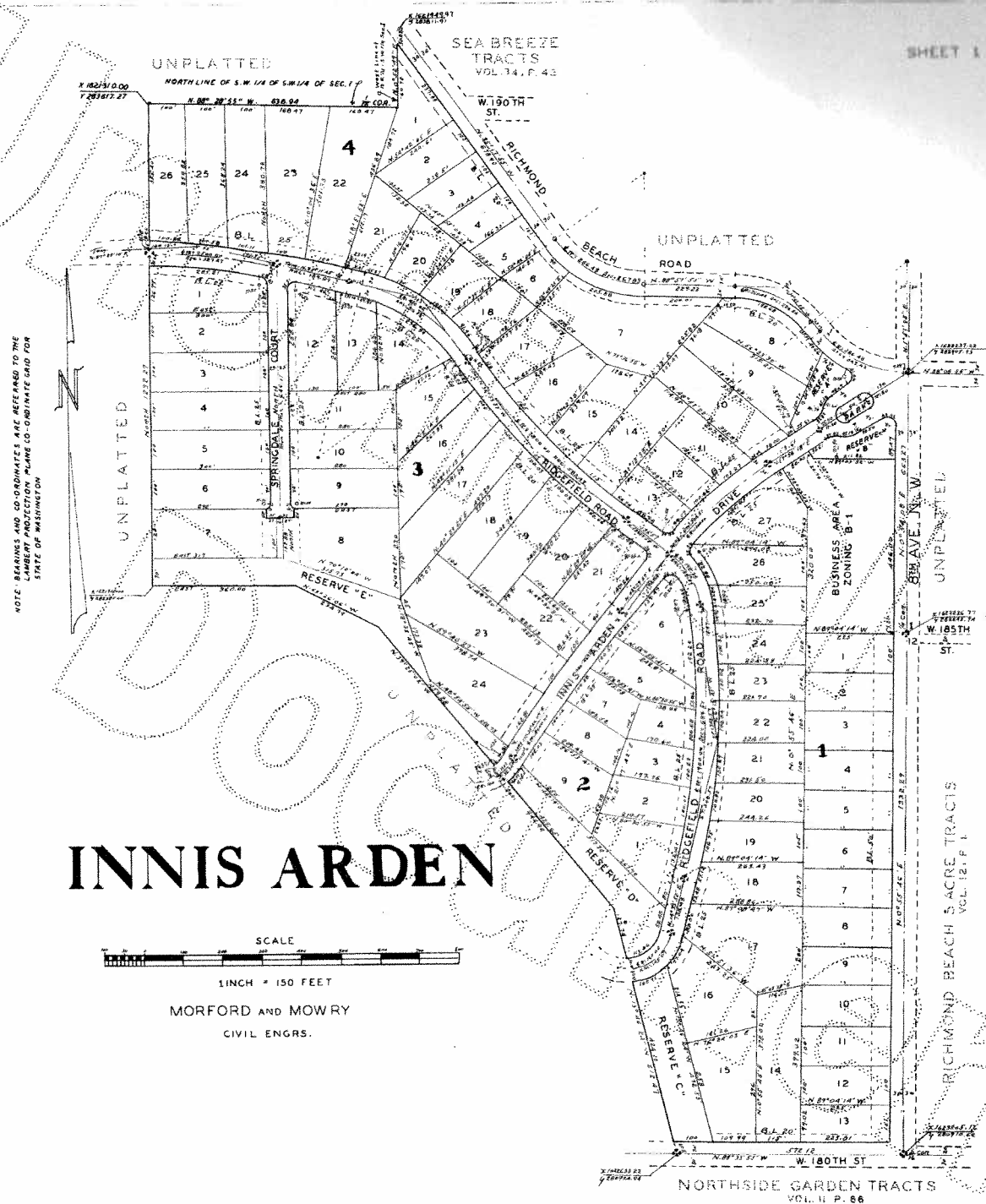
BERTHA BOEING

BY [Signature]

Her Attorney-in-Fact

STATE OF WASHINGTON }
COUNTY OF KING } SS.

On this day personally appeared before me D. W. Dill, to me known to be the individual who executed the foregoing instrument as Attorney-in-Fact of W. E. Boeing and Bertha Boeing, his wife, therein described, and acknowledged that he signed and sealed the same as such Attorney-in-Fact for said principals



INNIS ARDEN No. 3

MORFORD & MOWRY
CIVIL ENGINEERSIN SECTIONS 11 & 12
Twp 26 N., R 3 E., WM
SCALE 1"=150'

DESCRIPTION

This plot of INNIS ARDEN No. 3 covers and includes that portion of sections 11 & 12, Twp 26 N., Range 3 E., 4th, including portions of tracts 25 and 28, Northside Garden Tracts as recorded in Volume 11 of Plats, page 66, records of King County, Washington, more particularly described as follows: Beginning at the Southeast corner of the S.W. 1/4 of the N.W. 1/4 of said Section 12 and running thence N 1° 02' 10" E along the East line of said subdivision 300.67 feet to the South line of Block 3 of INNIS ARDEN No. 2, as per plat recorded in Volume 41 of Plats, page 28 records of King Co., Washington; thence along the Southern line of Blocks 5, 8, 11 and 12 of said Plat 571° 22' 03" W 236.72 feet; thence N 62° 43' 26" W 579.71 feet; thence N 67° 42' 41" W 46.38 feet; thence N 85° 10' 00" W 660.95 feet more or less to the Eastern line of the main Northern Railroad Right of Way; thence South along said Eastern line of Right of Way 36.42 feet more or less to the Southern line of said Section 11; thence S 80° 24' 53" E along said Southern line of Section 11, 1141.61 feet to the Southeast corner of said Section; thence S 88° 24' 53" E along the South line of said Section 12, 574.30 feet; thence N 25° 52' 56" E, 53.44 feet; thence N 73° 45' 57" E, 323.37 feet; thence N 63° 50' 44" E, 124.78 feet; thence S 70° 23' 16" E, 98.36 feet; thence N 60° 23' 52" E, 50.33 feet; thence N 22° 07' 10" E, 167.31 feet; thence N 3° 42' 40" E, 87.66 feet; thence N 19° 32' 12" E, 78.68 feet; thence N 54° 27' 44" E, 68.82 feet; thence N 78° 42' 53" E, 104.24 feet; thence N 34° 14' 02" E, 36.24 feet; thence N 4° 34' 26" E, 100.32 feet; thence N 26° 21' 43" E, 121.37 feet; thence N 7° 03' 24" E, 249.27 feet; thence N 62° 53' 14" E, 234.61 feet; thence N 42° 20' 57" E, 292.29 feet; thence N 73° 24' 46" E, 49.09 feet; thence N 70° 45' 31" E, 60.73 feet; thence N 68° 42' 04" E, 62.39 feet; thence N 67° 50' 01" E, 58.31 feet; thence N 54° 02' 22" E, 63.01 feet; thence N 70° 40' 32" E, 39.05 feet; thence N 50° 46' 28" E, 63.25 feet; thence N 66° 02' 15" E, 108.34 feet; thence N 59° 5' 21" E, 55.19 feet; thence N 75° 26' 48" E, 94.79 feet; thence N 55° 21' 42" E, 70.01 feet; thence N 55° 24' 38" E, 115.15 feet; thence N 03° 46' 5, 26.99 feet; thence N 36° 38' 45" E, 148.25 feet; thence N 18° 18' 16" E, 207.15 feet; thence N 40° 56' 00" E, 266.52 feet; thence N 74° 30' 16" E, 192.50 feet; thence N 4° 16' 13" E, 155.01 feet to a point on the Southern line of W. 175th Street as the same is now established; thence along the said Southern line of W. 175th Street, N 88° 24' 30" W, 570.43 feet; thence along the arc of a curve to the left with a radius of 58.15 feet a distance of 43.74 feet; thence along the arc of a curve to the right with a radius of 101.62 feet, a distance of 85.43 feet; thence N 88° 20' 30" W, 161.37 feet; thence along the arc of a curve to the left with a radius of 65.49 feet, a distance of 60.35 feet; thence along the arc of a curve to the right with a radius of 144.59 feet a distance of 107.25 feet; thence S 86° 21' 30" W, 168.73 feet; thence along the arc of a curve to the right with a radius of 74.07 feet a distance of 170.06 feet; thence N 37° 54' 30" E, 27.82 feet to a point on the South line of the Plat of Northside Garden Tracts as recorded in Volume 11 of Plats, page 66, records of King Co., Washington; thence N 88° 24' 30" W, along the South line of said plat, 576.49 feet to the point of beginning.

DEDICATION

Know all men by these presents, that we the undersigned W.E. Boeing and Bertha Boeing his wife owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets, and avenues and the alleys shown hereon and the use thereon for all public purposes not inconsistent with the use thereof for public highway purposes, also all parks, easements or whatever public property or places there are shown on this plat for the purposes therein indicated, also the right to install maintain and use sewers within the areas marked as subject to drainage easements; also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts or parcels of land shown on this plat in the original reasonable grading of the streets and avenues and alleys shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seal this 19th day of April A.D. 1949

W.E. Boeing and
Bertha Boeing his wife

By D.R. Drew
Their Attorney in fact.

ACKNOWLEDGEMENT.

State of Washington } ss
County of King

This is to certify that on this 19th day of April A.D. 1949 before me, the undersigned, a notary public personally appeared D.R. Drew to me known to be the individual who executed the foregoing instrument as attorney in fact of W.E. Boeing and Bertha Boeing his wife therein described and acknowledged to me that he signed and sealed the said instrument as such attorney in fact for said principal freely and voluntarily for the uses and purposes therein mentioned and on oath stated that the power of attorney authorizing this the execution of this instrument has not been revoked and that the said W.E. Boeing and Bertha Boeing his wife are now living.



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

RESTRICTIONS

No lot or portion of a lot in this plat, excepting those lots which are hereinafter restricted to business use, shall be divided or sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area and width required for the use district stated on this plat, namely 5000 square feet and 80 feet wide for residence use, according to King County Resolution No. 6499, as now in force or as amended hereafter. All lots in this plat are restricted to R-1 Residence District use.

CERTIFICATE

I hereby certify that the plat of INNIS ARDEN No. 3 is based upon an actual survey and subdivision of Sections 11 and 12, Township 26 N., Range 3 E., WM; that the distances, courses and angles are shown thereon correctly; that the monuments have been set, and lot and block corners staked correctly on the ground; that I have fully complied with the provisions of the Statutes and of the regulations governing platting.

CARL E. MORFORD, Jr.

Certificate No. 111
Renewal No. E-608
Date: Jan. 1, 1949



Examined and approved this 25th day of April A.D. 1949

Attest: Walter A. Bender
Clerk, Board of King County Commissioners
114 184 371 N.E. 80116
Chairman, Board of King County Commissioners

I hereby certify that the within plat of INNIS ARDEN No. 3 is duly approved by the King County Planning Commission this day of April A.D. 1949.

John P. Wadsworth Chairman
Robert A. Morris Secretary
Edgar H. Hertzog Planning Officer

3896280

Filed for record at the request of the King County Planning Commission this 27 day of April A.D. 1949 at 07 minutes past 12 o'clock P.M. and recorded in Volume 46 of Plats, pages 42-43-44-45 records of King County, Washington.

ROBERT A. MORRIS
By Deputy County Auditor

King County Auditor

Examined and approved this 22 day of April A.D. 1949

Walter A. Bender
King County Road Engineer

By Deputy County Road Engineer





INNIS ARDEN NO. 3

SCALE - 1" = 150'

