

STATE OF WASHINGTON, }
COUNTY OF KING } ss.

On this 27th day of April, 1940, before me, the undersigned
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

----- CARRIE R. SILVERTHORN -----

to me known to be the individual - described in and who executed the foregoing instrument, and acknowledged to
me that she signed and sealed the said instrument as her free and voluntary act and deed for
the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.



H. D. Edwards
Notary Public in and for the State of Washington,
residing at SEATTLE.

3102562

Warranty Deed

Carrie R. Silverthorn

TO

Fred. H. Swanson and

Viggo R. Swanson

OF
PAGE REQUEST OF

1940 MAY 21 PM 1 31

EARL MILLIKIN AUDITOR
KING COUNTY, WASH.
DEPUTY

LAWYERS & REALTORS TITLE
INSURANCE COMPANY
1108 SECOND AVENUE
SEATTLE, WASHINGTON

189

611

5-153

FILED for Record at Request of
Fred Swanson
113 Aurora Ave
Seattle Wash

WHEN RECORDED, RETURN TO

3102563

DECLARATION OF RESTRICTIONS

The following Restrictive Covenants shall become a blanket incumbrance against all of the lots in Blocks Six (6) and Seven (7) South Seattle Gardens, an Addition to King County, Washington and also that portion of the West one-half of Government Lot Seventeen (17) in Section Fourteen (14) Township Twenty-three (23) North, Range Four (4) E. W. M., lying North of the Sunset Highway, King County, Washington.

(a) All lots and tracts in the addition and the above described Government Lot, shall be known and described as residential lots and no structure shall be erected on any residential building plot other than one detached single family dwelling not to exceed two stories and one-half in height and this restriction shall also apply to alterations to such dwellings and to a private garage for not more than two cars.

(b) No building shall be erected on any residential building plot nearer than 20 feet from the front lot line, nor nearer than five feet to any side lot line, The side line restriction shall not apply to a garage erected on the rear quarter of a lot, except that on corner lots no structure shall be permitted nearer than 10 feet to the side street line.

(c) No residential lot shall be subdivided into building plots less than 6000 square feet in area, nor a width of less than 50 feet each, nor shall any building be erected on any plot having less than 6000 square feet in area.

(d) No noxious or offensive trade shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No race or nationality other than white or caucasian shall use or occupy any building on any plot, 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, tent, shack, garage, barn or other outbuilding erected in the tracts shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted

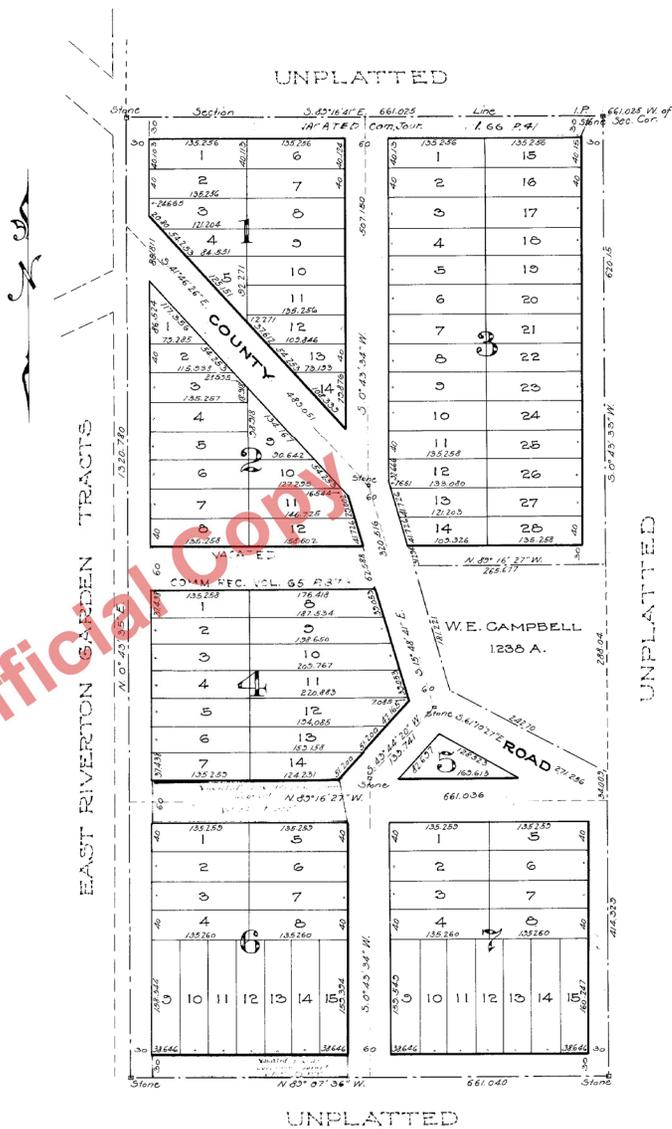
(g) No structure shall be moved onto any plot unless it meets with the approval of the committee hereinafter referred to, or, if there is no committee, the structure shall conform to and be in harmony with existing structures on the tracts.

(h) No building shall be erected on any plot 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 plots or lots in said tracts. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days, then such approval will not be required, provided the design and location on the plot conforms to and is in harmony with existing structures on the tracts. In any

SOUTH SEATTLE GARDENS

SCALE: 1 IN. = 100 FT.

BRUNING & NIMS
ENGINEERS



DESCRIPTION

This plat of 'South Seattle Gardens' embraces all of the W 1/2 of the N.E 1/4 of the N.E 1/4 of Sec. 14, T.23 N. R. 4 E. W.M. King Co., Wash. except 1.238 Acres owned by W.E. Campbell, as shown on plat.

We hereby certify that the plat of 'South Seattle Gardens' is based upon an actual survey and sub-division of Sec. 14, T.23 N., R. 4 E. W.M., that the distances and courses shown thereon are correct; that the monuments have been set, and lot and block corners staked on the ground.

H. D. Bruning (Civil Engineers
Chas. B. Nims)

DEDICATION

Know all men by these presents that we, Ellen Kanum, J.W. Todd and Minnie A. Todd, his wife, C.D. Babcock and Harriett Babcock, his wife, the W.A. Sutherland Investment Company, owners in fee simple of the above described tract of land, do hereby declare this plat of 'South Seattle Gardens' and do hereby dedicate to the use of the public forever the streets, avenues and alleys shown

Signed in presence of
Harry Flick
Grace H. Hanley

Ellen ^{nee} Kanum
J.W. Todd
Minnie A. Todd
C.D. Babcock
Harriett Babcock
W.A. Sutherland Investment Company
by W.A. Sutherland
Secretary and Treasurer

ACKNOWLEDGEMENT

State of Washington } S.S.
County of King }

This is to certify that on this 6th day of June, A.D. 1910, before me, a Notary Public, in and for the State of Washington, personally appeared J.W. Todd and Minnie A. Todd, his wife, C.D. Babcock and Harriett Babcock, his wife, and Ellen Kanum to me known to be the persons named in and who executed the foregoing Dedication, and they acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned therein.

Witness my hand and official seal this 6th day of June, A.D. 1910.



Edwin H. Flick
Notary Public, residing in Seattle.

State of Washington } S.S.
County of King }

This is to certify that on this 6th day of June, A.D. 1910, before me, a Notary Public, in and for the State of Washington, personally appeared W.A. Sutherland to me known to be the Secretary and Treasurer of the W.A. Sutherland Investment Company, the corporation that executed the within and foregoing Dedication, 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 said instrument and that the seal affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Edwin H. Flick
Notary Public, residing in Seattle.



Examined and approved by me, this 13th day of July, A.D. 1910.

By C.P. Dexter Deputy. J.R. Morrison
County Engineer

Approved by the Board of County Commissioners, this 16th day of July, A.D. 1910.

634259
Filed for record at request of W.B. Shoemaker, Jul. 18, 1910, 5 minutes past 3 A.M., and recorded in Vol. 13 of Plats, Page 17, Records of King County, Washington.

By Otto A. Case, County Auditor
Deputy. Julius Koch
Drafterman



McJ. Carrigan
Chairman of the Board of Co. Com's
Attest Otto A. Case, Clerk.
by N.M. Wardall, Deputy.