

3209925

PROTECTIVE COVENANTS

The undersigned, being the owners, in fee simple of the lands described opposite our respective signatures hereon, for the benefit of each of us and of each other and of our respective lands and of certain other lands hereinafter referred to, do hereby COVENANT as follows:

Each separate lot hereinafter referred to shall be known and described as a residential lot. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars.

No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on these lots 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 thereon.

No dwelling costing less than \$9000.00 shall be permitted on any lot described herein. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 750 square feet in the case of a one-story structure nor less than 650 square feet in the case of a one and one-half, two, or two and one-half story structure.

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

That any dwelling or structure erected or placed on any lot described herein shall be completed as to external appearance including finished painting within 6 months from date of commencement of construction and shall be connected to septic tank or public sewer.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1967, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners

of the lots and of the other properties herein referred to. It is agreed to change 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 described herein to prosecute any proceedings at law or in equity against the person or persons 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 one 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.

It is contemplated the following described lands, to wit:

Parcel A: The Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of section four (4), and Parcel B: The Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of section four (4), all in Township Twenty-five (25) North, Range Four (4) East Willamette Meridian, situated in King County, Washington, are to be subdivided into blocks and lots or tracts by the owners thereof and that similar Covenants to those herein contained shall be imposed upon such lots or tracts. Upon the establishment of such Covenants on said lands or either parcel thereof, extending the benefits thereof to the properties hereinafter described, the benefits of the Covenants hereby created shall extend to the lands in Parcels A and B upon which such Covenants are imposed and shall be enforceable accordingly.

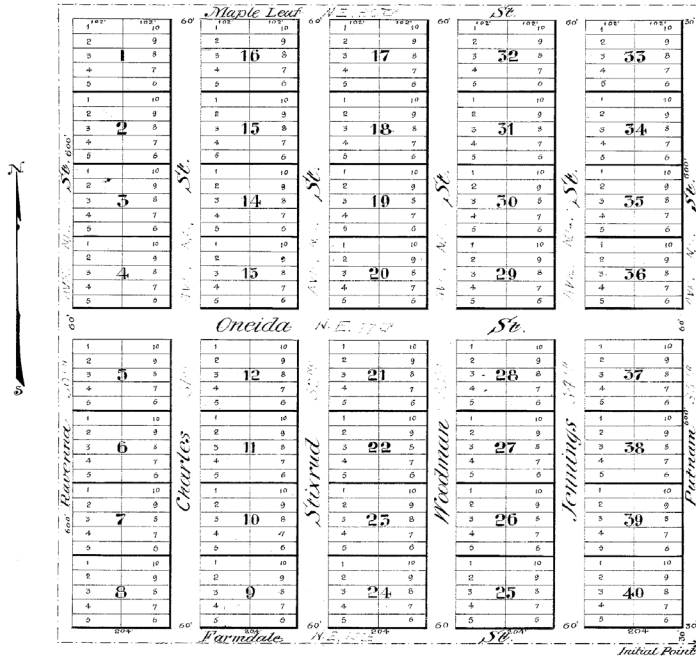
IN WITNESS WHEREOF, we and each of us have hereunto set our hands and seals and appended the descriptions of our respective hands on the dates indicated.

Name of Owner	Local Description of Land	Date Signed
Harold W. Maysenby Husband	Lot 9 & 10, Block 16	6-12-41
Winifred Opal Maysenby Wife	State Park addition	6-12-41
Wm. Conrad Han Husband	Lot 9 & 10	
Alma J. Hanselman Wife	Block 1, State Park addition	6-17-41
Edward Husband	Lot 14 & 10, Block 32, State Park addition	6-17-41
Ethel E. Nordell Wife		
Husband		
Wife		

# PLAT OF THE State Park Addition



Scale of Records 1 inch = 150 ft.



46557.

Filed for Record at the request  
of Chas. H. Baker  
July 30 A.D. 1890  
at 30 mins past 10 A.M.  
and recorded in Vol. 18 of  
Plats page 83  
Records of King County Wash.  
Wm. C. Smith, County Auditor  
By: A. Bertz, Deputy.

A. Bertz, Rec.

### EXPLANATION.

Lots are 30x100 feet. Blocks are 100x204 feet. Marginal Streets viz. Maple Leaf, Farmdale, Putnam and Rowena Streets are of varying widths. Lots as figured on plat. All other streets are 60 feet wide. The Initial point of this plat is the East 1/4 cor. of Sec. 4, T. 25 N. R. 4 E. W.M.

### DESCRIPTION.

The State Park Addition to the City of Seattle is comprised in the S.E. 1/4 of the N.E. 1/4 of Sec. 4, T. 25 N. R. 4 E. W.M. lying and being in King County, Washington, and includes those several parcels of land known and described as follows: Lots 12, 5, 4, 5, 6, 7 and 8 of Oneida Gardens Plac. Here Tracts of King Co. Wash. according to the plat of said Oneida Gardens, filed of record in the County Auditor's office, and is a supplemental plat thereof.

### DEDICATION.

Know All Men by These Presents That We, Charles H. Baker and Gladys F. Baker his wife, do hereby make and declare the accompanying Plat and dedicate to the use of the Public forever, all the streets platted hereon, us and our heirs, without reservation or exception, what ever. In Witness Whereof We have hereunto set our hands and seals this 24<sup>th</sup> day of January A. D. 1890.

Witnesses { I. C. Woodman } Charles H. Baker (SEAL)  
{ R. B. Albertson } Gladys F. Baker (SEAL)

### ACKNOWLEDGMENT.

State of Washington) ss On this 24<sup>th</sup> day of January A. D. 1890 before me, a Notary Public in and for the State and County aforesaid, personally appeared Charles H. Baker and Gladys F. Baker, his wife, personally known to me to be the individuals whose names are subscribed to the foregoing plat and dedication, 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 official seal, this 24<sup>th</sup> day of January A. D. 1890,  
R. B. Albertson.  
Notary Public in and for the State of Washington,  
residing at the City of Seattle in said State.

