

2531295

J. L. Grandey, Inc.
To
F.W. Keen Company

Warranty Deed

Warranty Deed

The Grantor J. L. Grandey, Inc. of Seattle, Washington for and in consideration of Ten Dollars (\$10.00) and other valuable considerations in hand paid, conveys and warrants to F. W. Keen Company, a corporation, of Seattle, Washington the following described real estate, situated in the County of King State of Washington:

Lot Thirteen (13) Block Ten (10) Queen Anne Park, an addition to the City of Seattle.

Subject to Easement granted to Puget Sound Power & Light Company under Auditor's No 2256264.

Subject to one certain contract dated November 29, 1927, between J. L. Grandey Inc., as Vendor, and Emily Lantz, as Vendee, which contract has and is being assigned to F. W. Keen Company.

The Vendee agrees to take the property herein described subject to the following restrictions which shall be deemed covenants running with the land, and shall also be conditions subsequent, which said restrictions and covenants shall be effective until January 1, 1958.

1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with such dwelling house, and said premises shall be used only for private residence purposes.

2. No such dwelling house shall be erected or maintained which shall cost at prevailing market prices less than \$4500.00, and the erection of no such house upon said property shall be commenced prior to December 31, 1932, until after plans therefor have been approved by an architect employed by the vendor at its expense.

3. No chickens or other fowl, or animals except individual household pets shall at any time be kept or maintained upon said property.

4. No person or persons of Asiatic, African, or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property, or any building thereon; except, domestic servant or servants may be actually and in good faith employed by white occupants of such premises.

5. No house or part thereof, or other structure, shall be constructed or maintained upon said premises nearer to the front street margin than the line described upon the plat of Queen Anne Park as "building limit".

Upon the violation of any of the foregoing restrictions by the vendee or the officers, agents, devisees, grantees or assignees of the vendee, the entire estate in the herein described property shall revert to the grantor herein, its successors or assigns.

Dated this 30th day of November, A. D. 1927.

(J. L. G. Inc. Corp. Seal)

J. L. Grandey, Inc.

By J. L. Grandey, President (Seal)

By Geo. E. Morford, Secretary (Seal)

State of Washington)

SS

County of King)

On this 30th day of November, A. D. 1927, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J. L. Grandey and Geo. E. Morford, to me known to be the President and Secretary, respectively of J.L. Grandey Inc., 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 they were 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.

(E. S. Notarial Seal)

(Com. Ex. May 15, 1928)

Esther Solibakke

Notary Public in and for the State

of Washington, residing at Seattle

Filed for record at request of F. W. Keen Company Apr 18, 1929 at 14 min past 3 P.M.

George A. Grant, County Auditor

LMS
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2531296

J. L. Grandey Inc.
To
F.W. Keen Company

Warranty Deed

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The Grantor, J. L. Grandey, Inc., of Seattle, Washington, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations in hand paid, conveys and warrants to F. W. Keen Company, a corporation of Seattle, Washington, the following described real estate, situated in the County of King, State of

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Washington:

Lots Three (3) and Four (4) Block Five (5) Grand View Addition to the City of Seattle. Subject To one certain contract dated May 8, 1928, between J.L. Grandey, Inc., as Vendor, and Ralph E. McGonagle, as Vendee, which contract has and is being assigned to F. W. Keen Company The vendee agrees to take the property herein described subject to the following restrictions which shall be deemed covenants running with the land, and shall also be conditions subsequent, which said restrictions and covenants shall be effective until January 1, 1958.

- 1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with such dwelling house, and said premises shall be used only for private residence purposes.
- 2. No such dwelling house shall be erected or maintained which shall cost at prevailing market prices less than \$4500.00 and the erection of no such house upon said property shall be commenced prior to December 31, 1932, until after plans therefor have been approved by an architect employed by the vendor at its expense.
- 3. No chickens or other fowl, or animals except individual household pets shall at any time be kept or maintained upon said property.
- 4. No person or persons of Asiatic, African, or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property, or any building thereon, except, domestic servant or servants may be actually and in good faith employed by white occupants of such premises.
- 5. No house or part thereof, or other structure, shall be constructed or maintained upon said premises nearer to the front street margin than the line described upon the plat of Queen Anne Park as "building limit".

Upon the violation of any of the foregoing restrictions by the vendee or the officers, agents, devisees, grantees or assignees of the vendee, the entire estate in the herein described property shall revert to the grantor herein, its successors or assigns.

Dated this 14th day of May, A. D. 1928
(J.L. G. Inc Corp. Seal) J. L. Grandey Inc.
By Geo. E. Morford, Vice President (Seal)
By Harry L. DuBois, Asst. Secretary (Seal)

State of Washington)
SS

County of King) On this 14th day of May A. D. 1928, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Geo. E. Morford and Harry L. DuBois, to me known to be the Vice President and Asst. Secretary, respectively of J.L. Grandey, Inc. 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 they were 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.
(E. S. Notarial Seal) Esther Solibakke
(Com. Ex. May 15, 1928) Notary Public in and for the State of Washington, residing at Seattle.

Filed for record at request of F. W. Keen Company Apr 18, 1929 at 14 min past 3 P. M.
George A. Grant, County Auditor

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Charles Arensberg et ux
To Warranty Deed
Joe Heider

Statutory Warranty Deed

The Grantors Charles Arensberg and Anna M. Arensberg, his wife, for and in consideration of Ten and No/100 Dollars, in hand paid, convey and warrant to Joe Heider, the following described real estate, situated in the County of King, State of Washington:

West 20 feet of Lot Ten (10) and East 20 feet of Lots Eleven (11) and Twelve (12) Block Nineteen (19) Woodland Addition to Salmon Bay City according to the recorded plat thereof.

This deed is given in fulfillment of the terms of a certain contract of sale dated November 16, 1926, providing for the sale of the above described property to the grantee herein named, and is given subject to all encumbrances assumed by the purchaser therein.

Covenants and warranties of the grantors are limited to acts by, through or under the said grantors and not otherwise, and except taxes and assessments,

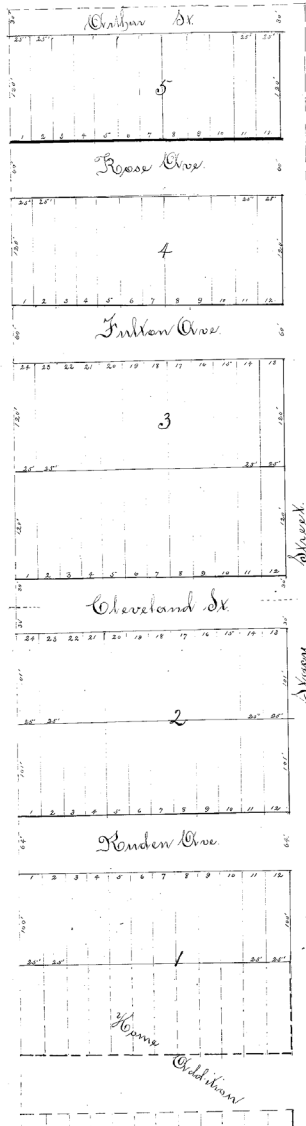
Original Copy

Grand View Addition
To the
City of Seattle

Scales, 1 inch = 80 feet



Seaman and Owens
Civil Engineers



~ Description ~

This addition is subdivided upon and covers the West 1/2 of the north-east 1/4 of the north-east 1/4 of the north-west 1/4 of section 24 Twp. 25 N Range 3 East N 76 and tracts numbered 15-16-17-18-19 and 20 of tract recorded by C. P. Perry on page 476, Vol. 5 of deeds of King County Records. The north-west corner of Block 5 is 30 feet south of the north west corner of the first above described tract. Bearings are referred to the west line of said tract as a meridian and Sluice Street is parallel to the same. Lots and streets are of dimensions shown on this plat.

~ Dedication ~

Know all men by these presents, that we W. S. Bow and Maggie M. Bow his wife owners in fee simple of the above described Grand View Addition to Seattle, do hereby dedicate to the use of the public forever all the streets plotted thereon.
In witness whereof we have hereunto set our hands and seals this 16th day of March A. D. 1889.
In presence of D. A. McKeigie
C. A. McKeigie
William S. Bow (Seal)
Maggie M. Bow (Seal)

~ Acknowledgement ~

County of King }
Territory of Washington } s.s.
Personally appeared before me D. A. McKeigie, a Notary public in and for Washington Territory, W. S. Bow and Maggie M. Bow (his wife) and having fully made known to them the contents of this instrument, they acknowledged this plat to be their free and voluntary act and for the purposes therein mentioned.
Witness my hand and official seal this 16th day of March A. D. 1889.
D. A. McKeigie
Notary Public.

30320
Filed for record at the request
of D. A. McKeigie
March 18th A. D. 1889.
at 11 min past 11 O'Clock
W. R. Fort County Auditor.
By A. Kennedy Deputy