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2121864

Hillman Investment Company

To

Anton R. Sylvan

Real Estate Contract

## REAL ESTATE CONTRACT

It is hereby mutually agreed, by and between Hillman Investment Company, a corporation, of Seattle, Washington, the party of the first part, and A. R. Sylvan, of 224 1/2 8th Ave. North, new address: 6728 4th Ave. N. W. Seattle, the party of the second part, that said party of the first part will sell to said party of the second part, his heirs or assigns, and the said party of the second part will purchase of said party of the first part, its heirs, executors or administrators, the following described lot, tract, or parcel of land situate in King County, State of Washington, to-wit:

Lots Thirty-six (36) thirty-seven (37) and thirty-eight (38) in Block Seventeen in Green Lake Circle Railroad Addition to the City of Seattle, per the recorded plat thereof on file in the office of the Auditor of King County, State of Washington, with the appurtenances thereunto belonging, on the following terms:

1st. The purchase price for said land is Twenty six hundred & no/100 Dollars of which the sum of Two hundred & no/100 Dollars has this day been paid as earnest, the receipt whereof is hereby acknowledged by said party of the first part; and the further sum of One Hundred & No/100 (or more) Dollars to be paid on or before the 1st day of September, A. D. 1925, and the further sum of Twenty & no/100 (or more) Dollars to be paid on or before the 15th day of each and every month thereafter until the balance of Twenty four Hundred & no/100 Dollars has been fully paid, with interest on the unpaid installments from date at the rate of six per cent per annum, payable semi-annually. All future payments on this contract are to be made to the collection department of the National City Bank, 2nd Ave. & Marion St., Seattle, for the credit of the Hillman Investment Company.

2nd. The party of the 2nd part shall also pay before same becomes delinquent all taxes and assessments which may be levied or may accrue against said lands, or any part thereof, from this day which includes the assessments now of record but not any that are delinquent.

3rd. Said land to be conveyed by a good and sufficient warranty deed to said party of the second part when said purchase price shall have been fully paid, together with Title Insurance to be paid for by the party of the first part.

4th. The party of the second part agree to keep all buildings now upon or hereafter placed upon said premises insured, payable to the first party as its interest may appear, in as large a sum as reliable insurance companies will carry.

5th. The party of the second part further agree not to sell or assign this contract or any interest therein or any interest in the lands therein described without the written consent of the party of the first part and not to permit either to be sold by forced sale; and any sale of this contract or of any interest in said contract or in the lands therein described without the written consent of the party of the first part will render this contract null and void, which consent will be given provided same is not sold to any colored people or foreigners.

6th. Time is the essence of this contract, and in case of failure of the said party of the second part to make either of the payments or perform any of the covenants on his part, this contract shall be forfeited and determined at the election of the said party of the first part, and the said party of the second part shall forfeit all payments made by him on this contract, and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by it sustained; and they shall have the right to re-enter and take possession of said land and premises and every part thereof privilege given 2nd party to alter buildings on above described lands so long as he does not remove them.

Witness our hands and seals in duplicate this 15th day of July A. D. 1925

Signed, sealed and delivered in presence of

W. E. Jay

J. P. Fahenberg

E. Pettijohn

Hillman Investment Company (Seal)

By C. D. Hillman President (Seal)

Anton R. Sylvan (seal)

Filed for record at request of A. R. Sylvan Jan. 5, 1926 at 37 min past 12 P M

HVC #11

D. E. Ferguson, County Auditor

Louis E. Walter, et ux

To

E. A. Geisert, et al

Real Estate Contract

## REAL ESTATE CONTRACT

It is hereby agreed by and between Louis E. Walter and Mary E. Walter husband and wife the vendors and E. A. Geisert and Enid Will the purchasers, that the said vendors will sell to said purchasers, their heirs or assigns, and that the said purchasers will purchase the following described lot, tract, or parcel of land situated in King County, State of Washington, to-wit:

South fifty (50) feet of the west one hundred and six (106) feet (less part taken for street) of lot four (4), block sixteen (16), of Omer's 2nd addition to Seattle, with the appurtenances thereunto

2121866

And Note  
Do not record  
payments

id State of Washington  
son and Andrea Olson  
the following described

City of Seattle; thence  
line 110 feet to the  
with 8.60 feet to the  
party feet; thence  
situated in the County

(Seal)

December, 1925,  
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1925.

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Its President

Its Secretary

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State of  
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belonging, on the following terms:

1. The purchase price of said land is Three thousand and no/100 (\$3000.00) Dollars, assignment of original contract (\$ ) Dollars has this day been paid, the receipt whereof is hereby acknowledged by said vendors and the further sum of Three thousand and no/100 (\$3000.00) Dollars to be paid at the vendor's place of business or such other place that may be designated, as follows: The sum of \$30.00 on the first day of February 1926, and the sum of thirty dollars or more including interest on the first day of each and every month thereafter until the full sum of three thousand dollars has been paid with interest on all deferred payments from date hereof at the rate of seven per cent per annum, to be paid monthly until the full payment thereof.

2. Said purchasers agree to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable; also to keep all buildings thereon insured for a sum equal to the deferred payments above specified, in some insurance company satisfactory to said vendors, with loss, if any, payable to said vendors or their assigns as their interest may appear.

3. It is further agreed that no extension of time of payment or waiver of default in the payment of any installment of principal or interest due under this contract shall affect the right of said vendors to require prompt payment of any subsequent installment of principal or interest, or to declare a forfeiture for non-payment thereof.

4. Said purchasers agree to execute, acknowledge and deliver at any time on demand of vendors a mortgage for balance unpaid on this contract, payable in installments as herein before specified, and to assign insurance as security for payment thereof in a sum equal to the face of such mortgage.

5. Said land shall be conveyed by a good and sufficient warranty deed to said purchasers, when said purchase price shall be fully paid, or upon demand of vendors for a mortgage covering the unpaid portion of purchase price.

6. Time is of the essence of this contract, and in case of failure of said purchasers to make either of the payments or perform any of the covenants on their part, this contract shall be forfeited and determined at the election of the said vendors; and the said purchasers shall forfeit all payments made by them on this contract and all rights acquired hereunder, and such payments shall be retained by the said vendors as liquidated damages, and they shall have the right to re-enter and take possession of said land and premises and every part thereof.

Executed in duplicate this 4 day of January, 1926.

Louis E. Walter (Seal)  
Mary E. Walter (Seal)  
E. A. Geisert (Seal)  
Enid Will

State of Washington )SS  
County of King

I, L. Stuckey, Notary Public in and for the State of Washington, residing at Seattle do hereby certify that on this 4 day of January, 1926, personally appeared before me Louis E. Walter and Mary E. Walter his wife and E. A. Geisert, bachelor & Enid Will spinster, to me known to be the individual described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and official seal this 4 day of January, 1926.

(L.S. Notarial Seal)  
(Com Ex Dec. 9, 1929)

L. Stuckey  
Notary Public in and for the State of  
Washington, residing at Seattle  
D. E. Ferguson, County Auditor

Filed for record at request of E. A. Geisert Jan. 5, 1926 at 7 min past 1 PM

HVC H 11

2121933

O. J. Drumm, et ux  
To

Mary Ellen Hales

Warranty Deed

The Grantors O. J. Drumm and Jennie N. Drumm his wife for and in consideration of Ten and no/100 Dollars in hand paid, convey and warrant to Mary Ellen Hales married the grantee the following described real estate:

West forty (40) of Lots Eleven (11) and Twelve (12) Block Two (2) Radford Addition to the City of Seattle, subject to taxes and assessments. Situated in the County of King, State of Washington.

Dated this second day of January, 1926.

Witnesses:  
LeRoy Moore

O. J. Drumm Seal  
Jennie N. Drumm Seal

Assignment to Joseph N. Ward  
See Vol 1919 of Deeds, 1193 File No. 2121933  
Notary Public  
COUNTY KING, WA

212195

2121967

GREEN LAKE CIRCLE RAILROAD  
ADDITION  
to the  
CITY of SEATTLE

SURVEYED AND PLATTED BY  
ANDERSON BERTRAND & CO.  
CIVIL AND MINING ENGINEERS

SCALE 150 Feet to an inch      REC SCALE 300 Feet to an inch

The Initial point of this addition is the South East corner of block number one (1) and is 25 feet North and 30 feet West from the aforesaid S. E. cor. of sec 1 T<sup>2</sup> 25 N. R. 3 E.

In Witness whereof we have hereunto set our hands and affixed our seals this 6th. day of August A.D. 1888

J. S. Windell  
E. A. Taylor

Violetta Johnson (seal)  
by J. C. Johnson (seal)  
her attorney in fact  
J. C. Johnson (seal)  
Mary J. Green (seal)  
by Harry White (seal)  
her attorney in fact  
Harry White (seal)  
Anna White (seal)

County of Kings                      I the undersigned J S Knott do hereby certify that on this 6<sup>th</sup> day of August A D 1897 I before me as a Notary Public in and for Washington Territory duly commissioned and sworn to administer oaths to the within named J C Johnson whose name is subscribed to the foregoing instrument or Declaration and acknowledged to me that he signed sealed and executed the same as his own free and voluntary act and deed for the uses and purposes therein mentioned also before me personally came the within named Victoria Johnson whose name is subscribed to the foregoing instrument as it appears from the within named Victoria Johnson as a constituent personally known to me to be the individual who executed the within instrument as such attorney in fact as aforesaid and acknowledged to me that he signed sealed and executed the same as the free voluntary act and deed of the said J C Johnson and Victoria Johnson by him and J C Johnson done and executed by virtue of a power of attorney to him for that purpose granted to him and that the same might as well be recorded as the one previously made and that the same may be so recorded Also before me personally came the within named Harry White whose name is subscribed to the foregoing instrument as the Attorney in fact for the within named Mary J Green his constituent personally known to me to be the individual who executed the within instrument as such attorney in fact as aforesaid and acknowledged to me that he signed sealed and executed the same as the free and voluntary act and deed of the said J C Johnson and Mary J Green by him and Harry White done and executed by virtue of a power of attorney to them for that purpose granted to them and that the same may as well be so recorded Also before me personally came J and Anna White whose names are subscribed to the foregoing instrument as parties thereto personally known to me to be the individuals described in and who executed the within instrument and acknowledged to me that they signed sealed and executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned and affirmed my official seal the day and year in this certificate first above written

J. S. Windell

21544  
Filed for Record at the request  
of Harry White August 7<sup>th</sup>  
A.D. 1888 at 24 min past 9 A.M.

Gyman Wood  
Co. Auditor