

1455-351

2580219

M. D. Haire, as Administrator

To

Warranty Deed

Puget Mortgage Securities, Incorporated

## STATUTORY WARRANTY DEED

THE GRANTOR, M. D. HAIRE, as Administrator of the Estate of Grace D. Frey, deceased, for and in consideration of Ten (\$10.00) Dollars, in hand paid, convey and warrant to PUGET MORTGAGE SECURITIES, Incorporated, the following described real estate, situated in the County of King State of Washington:

Lot Six (6), Block Five (5), Lynmar No. 2, according to plat recorded in volume 22, of plats, page 68, records of said county.

Subject to contract conditioned for the conveyance of said property to L. F. Frew and Norma M. Frew, his wife.

Dated this 23rd day of December, A. D., 1929.

M. D. Haire, as Administrator (SEAL)  
of the Estate of Grace D. Frey,  
deceased.

STATE OF WASHINGTON,  
COUNTY OF KING. )SS.

On this 23rd day of December, A. D. 1929, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared M. D. HAIRE, as Administrator of the Estate of Grace D. Frey, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his 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.

(J. Y. C. K. Notarial Seal)  
(Com. Ex. May 20, 1932 )

J. Y. C. Kellogg  
Notary Public in and for the State of Washington, residing at Seattle.

Filed for record at request of PUGET MORTGAGE SECURITIES, Jan. 7, 1930 at 11 min. past 9 A. M.

GEORGE A. GRANT, COUNTY AUDITOR

LSW 58

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2580236

Maurice McMicken, et ux

To

Real Estate Contract

Mrs. Katherine Budlow

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## REAL ESTATE INSTALLMENT CONTRACT

IT IS HEREBY AGREED by and between MAURICE McMICKEN and LAURA RUMSEY McMICKEN, his wife, of Seattle, Washington, the vendors, and MRS. KATHERINE BUDLOW, of Seattle, Washington, the vendee, that the vendors will sell, and the vendee will buy

(1) Subject to the reservations and conditions hereinafter set forth to be embodied in the form of the deed of conveyance thereof, the following described real estate, situated in the County of King, State of Washington, to-wit:

Lots Six (6) and Seven (7), Block Three (3) HAWIMA HEIGHTS,

X-DESCRIPTION OF LOT 6, BLOCK 3,

HAWIMA HEIGHTS, UNRECORDED

And. Note:

X to X

attached

by riders.

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 6, Township 23 North, Range 4 East, W. M. and running thence along the North line of said Southeast Quarter of the Southeast Quarter S. 88° 38' 42" W., 570.83 feet; thence S. 0° 23' 14" E., 30.00 feet to the true point of beginning of this description; thence continuing S. 0° 23' 14" E., 100.00 feet; thence S. 88° 38' 42" W., 40.00 feet; thence N. 0° 23' 14" W., 100.00 feet; thence N. 88° 38' 42" E., 40.00 feet to the true point beginning.

Being Lot 6, Block 3, Hawima Heights, Unrecorded.

Budlow

DESCRIPTION OF LOT 7, BLOCK 3,

HAWIMA HEIGHTS, UNRECORDED

And. Note:

Name fol-

lowing de-

scription

written in

penoil

"Budlow"

first riders.

Beginning at the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 6, Township 23 North, Range 4 East, W. M. and running thence along the North line of said Southeast Quarter of the Southeast Quarter S. 88° 38' 42" W., 610.83 feet; thence S. 0° 23' 14" E., 30.00 feet to the true point of beginning of this description; thence continuing S. 0° 23' 14" E., 100.00 feet; thence S. 88° 38' 42" W., 39.86 feet; thence N. 0° 34' 14" W., 100.00 feet; thence N. 88° 38' 42" E., 40.18 feet to the true point of beginning.

Being Lot 7, Block 3, Hawima Heights, Unrecorded. - X  
upon the following terms and conditions:

(2) The purchase price of said property is: One Thousand Three Hundred DOLLARS, (\$1300.00), of which Three Hundred Ninety DOLLARS, (\$390.00), has been paid in cash, receipt whereof is hereby acknowl-

edged. The balance of purchase price amounting to Nine Hundred Ten DOLLARS, (\$910.00), is to be paid \$ Date \$ Date \$ Date \$ Date and the balance in monthly installments of Eighteen and 20/100 DOLLARS, (\$18.20), or more, (the same to be applied on the purchase price and interest), beginning on the First day of August 1928, and continuing on the First day of each and every month thereafter, for a period of Five years; when the balance of purchase price then unpaid becomes due and payable on demand.

(3) The interest on the unpaid purchase price is payable monthly from the date of this contract at the rate of 7 per cent. per annum.

(4) All of the payments herein shall be made at the office of the Wilbur Wester Organization, 301 Mutual Life Bldg., 1st Ave. and Yesler Way, Seattle, Wash., or at such other places as the vendors may designate:

(5) The vendee agrees to pay all taxes and assessments and other lawful charges that shall become due on this property after this date; and shall keep all buildings thereon insured for a sum equal to the value thereof, in some responsible insurance company or companies satisfactory to vendors, with loss, if any, payable to the latter as their interest may appear and shall deliver the policy or policies to the vendors. If the vendee fails to pay said taxes or assessments before delinquency or to procure such insurance promptly, vendors may do so, and the cost thereof shall become immediately due and payable with interest at 7% per annum as a part of the purchase price.

(6) When the vendee has fulfilled all of the conditions of this contract, a good and sufficient Warranty Deed containing the reservations and conditions hereinafter set forth, shall be executed by the vendors, their heirs or personal representatives, to the vendee, her heirs or assigns, and a complete abstract of title of said property or Title Insurance, at vendors' option, will be furnished to the vendee to the date of this contract.

(7) Time is of the essence of this contract; and if the vendee fails to pay the whole or any part of said purchase price, with the interest when due, within the above specified time, the vendors may, if they so elect, rescind this contract on thirty days' notice; and in that case this contract shall become null and void and all payments and improvements made hereunder shall be forfeited and retained by the vendors as and for liquidated damages; and the vendors shall have the right to re-enter and take possession of said property or any part thereof. The deposit of any demand or notice of forfeiture in the United States Post Office at Seattle, Wash., and addressed to the vendee at above address shall be a good and sufficient service and notice and have the same effect as if served personally on the purchaser, on the date of such deposit in the Post Office.

(8) No extension of time for any payment, nor the waiver of any default shall deprive the vendors of the right to prompt payment of any installment and interest thereafter accruing, or the right to declare a forfeiture for the non-payment thereof on the date it falls due, or to declare a forfeiture for any of the other reasons provided for herein.

(9) In case the vendee should become seriously sick and unable to meet any of the payments hereunder, the vendors will grant such extension of time as in their judgment seems proper, upon application in writing.

(10) The vendee agrees that she has read this contract and inspected said property, and that no agreement for hire, promise or representations, otherwise than that contained in this contract, is to be considered as payment or part payment therefor, nor does vendee expect work to help pay for said property.

(11) The vendors herewith guarantee good title to this property.

(12) This contract is not assignable without the written consent of the vendors.

(13) The deed of conveyance of said property shall contain the following express reservations and conditions:

(14) (a) The said party of the second part, his heirs, personal representatives or assigns, will not erect or maintain or permit to be erected any dwelling of the value of less than twenty-five hundred dollars; and that no portion of such dwelling house shall be erected or maintained on any part of said premises within Twenty feet (20) feet of the line of any street.

(b) No part of said property hereby conveyed shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the party of the second part, his heirs, personal representatives or assigns, shall never place any such person in the possession or occupancy of said property or any part thereof, nor permit the said property, or any part thereof, ever to be used or occupied by any such person, excepting only employees in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.

(15) The grantors hereby expressly save, except and reserve out of the grant hereby made, unto themselves, their heirs and assigns forever, all oils, gases, coal, ores and minerals of every name, kind or description and which may be in or upon said lot or tract above described, or any part thereof, and the right to enter and explore the same for such oil, gases, coal, ores and minerals; and also the right to enter by themselves, their agents, attorneys and servants, upon said lands, or any part or parts thereof, at any and all times for the purpose of sinking, maintaining and operating wells thereon, and/or of opening.

Aud. Note X-STATE OF  
X to X COUNTY  
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developing and working mines thereon and taking out and removing therefrom all such oils, gases, coal, ores and minerals; and also the right to erect, construct, maintain and use all such buildings, machinery, structures, pipe lines, reservoirs, roads, railroads, sink such wells and ore shafts, remove such soil, and to remain on said lands, or any part thereof, for the purpose of mining and to occupy so much of said land as may be necessary or convenient for the successful prosecution of such mining business, hereby expressly reserving to themselves, their heirs and assigns aforesaid, generally, all rights and powers in, to and over said tract or lot, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and the rights hereby expressly reserved; and it is expressly covenanted and agreed by the grantors, their heirs and assigns, that if they shall operate under any of the foregoing reservations, and in so doing the grantee, her heirs, executors, administrators, successors or assigns, are injured or damaged thereby, the party operating under the foregoing reservations shall pay to the then owner of said tracts or lots in full compensation thereof a reasonable sum for the actual injuries or damages to the said land, or to any of the improvements thereon; Provided, however, that should the grantor, its successors or assigns, at any time in the future sell such reserved oil and/or mineral rights, or enter into a lease thereof based upon receiving a royalty therefor, it or they will account to and pay over to the then owner of said land, as and when received by it or them, and on the pro rata basis hereinafter set forth, the said tracts' or lots' proportionate part or pro rata of one-half of such net sale price in the event of such sale, or in the event of such a lease, said lots' or tracts' proportionate part or pro rata of such one-half of the net royalty. The pro rata basis on which the owner of said tracts or lots shall participate in the proceeds or such sale, or of said royalty, shall be arrived at by comparing the total area of said lots or tracts with the total area of all the lots in said addition conveyed by deeds containing the above mentioned oil and mineral reservations or reserved from sale or held and owned by the said grantors or their heirs or assigns. The intent being that notwithstanding the above oil and mineral reservations in this deed, the then owner of said tracts or lots shall participate in said one-half of such net sale price thereof, or of such net royalty thereon, on an even and equal basis (computed on a pro rata ownership) with the other owners of lots in said addition, whether the said tracts or lots hereby conveyed, or any other property in said addition conveyed by deed containing similar reservations with this or held by the grantors or reserved from sale, produces the sale price or royalty for such oil or mineral rights, and the percentage that the area of said tracts or lots bears to such total area of said other property in said addition shall fix the proportionate part of such one-half of such sale or royalty moneys which the owner of said tracts or lots shall be entitled to receive.

The above reservations and the right to participate therein shall be deemed covenants running with the said lots or tracts and be binding on the respective parties hereto and upon their respective heirs, executors, administrators, successors and assigns.

EXECUTED in triplicate, this First day of July, A. D. 1928.

Maurice McMicken (SEAL)

Laura Rumsey McMicken (SEAL)

And Note X-STATE OF WASHINGTON, )SS.  
X to X COUNTY OF KING.

I, C. J. Guthrie, a Notary Public, do hereby certify that on this 1st day of July, 1928, personally appeared before me Maurice McMicken and Laura Rumsey McMicken, his wife to me known to be the individual described in, and who executed the within instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of July, A. D. 1928.

(C. J. G. Notarial Seal)

C. J. Guthrie

(Can. Ex. April 12, 1932)

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

And Note: Do not record payments.

Filed for record at request of Mrs. K. Budlow, Jan. 7, 1930 at 4 min. past 10 A. M.

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GEORGE A. GRANT, COUNTY AUDITOR

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2580239

Evert F. Oakson, et ux

To

Warranty Deed

Sigfrid Backman

THE GRANTORS, Evert F. Oakson and Hildur Oakson, husband and wife, for and in consideration of Ten and no/100 Dollars in hand paid, convey and warrant to Sigfrid Backman, a bachelor, the grantee the following described real estate:

South twenty (20) feet of Lot Twenty-three (23) and North twenty (20) feet of Lot Twenty-four (24) in Block Fourteen (14) of Green's Addition to the City of Seattle, according to recorded plat thereof. Subject to existing incumbrances. situated in the county of King, State of Washington.

