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			- -
			1463-92
	- "" "		
			Filed for record at request of C.Miskey Mar 24 1930 at 31 min past 11 A.M. MLR Hzer George A.Grant, County Auditor.
		2594404	John Strong
			To Quit Claim Deed
			L.H.Craver
			Quit Claim Deed The grantor John Strong, a bachelor of the City of Seattle, County of King, State of Washing for the consideration of \$1.00 One Dollar(\$) Dollare in bud
			for the consideration of \$1.00 One Dollar(\$) Dollars, in hand paid, convey_and quitclaim_ to L.H. Craver, a bachelor, all interest in the following densities
			Craver, a bachelor, all interest in the following described real estate, situate in the County of Kin State of Washington:
			Lot three (3), Block forty-two (42), Central Seattle Addition to the City of Seattle
			Sabou onis Zenu day of March, 1930.
			State of Washington)
		• `	(county of king)
		Í	I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 22nd day of March, 1930, personally appeared before me John Strong, a bachelor, to me known to be the individual described in and who executed the formation
		i	
			Given under my hand and official seal the day and year last shore multi
		1	(Com Ex Apr 27 1932) George Frank Rogers
		1	Filed for record at request of L. H.Craver Mar 24 1030 of 77 minutes at Seattle.
•			George A. Grant, County Auditor:
		2594438	M. E.Culbertson, et ux
			To Real Estate Contract Gertrude McIntosh, et vir
		·	Real Estate Contract
		1	This Agreement, made and entered into this 19th day of September, 1928, between M. E.Culbertson and his wife Anna M.Culbertson, hereinafter called the Model .
			John McIntosh, hereinafter called the "purchaser", and Gertrude McIntosh and her husband,
		I I	Witnesseth: That the seller agrees to sell to the purchaser and the purchaser agrees to pur-
			to-wit:
			The East Fifty (50) feet of Lots One (1) and Two (2), Acre 1, Tract "M" the Maple Leaf Addition to Green Lake Circle, according to plat thereof recorded in male
		1	said County.
			It is understood that such furniture in said premises as per list furnished purchasers, is in-
		1	shall have been paid on principal on this contract, at the line
			The purchaser agrees that until full mine a
			The purchaser agrees that until full principal of said purchase price is paid, to keep build- ings on said property and also furniture, insured for full insurable value against loss or damage by fire, payable to respective parties as their interest may appear
		1	fire, payable to respective parties as their interest may appear. with the appurtenances, on the following terms and conditions: The purchase, price for said described
		1	The one sum of fifteen Hundred and Na /200 (Annual State Constant of Said described
		1	the balance of said purchase price in the
			be paid as follows: Twenty and No/100 Dollars (Acc and No/100 (\$1300.00) Dollars shall
		i	month beginning October 18th, 1928, which payment shall first be credited on interest at the rate of 7% per annum, and the balance applied on principal until the full
	關意識	Note:	been paid.
		X Rider ched.)	X It is mutually understood that A. F.Nichols & Co. Inc. on the 15th day of November, 1927,
		0	contract was duly recorded in the office of the track bean for the above described property, said
		1 0	I Deeds, page 639 ; that said contract was a super of King County, Washington, in Vol. 1395
	1		It is further mutually understand and
			hat the said above monthly payments provided for in said contract, shall be made and applied on the
			in apprend on the

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L A.M. punty Auditor.

King, State of Washington, y_and quitclaim_ to L.H. te in the County of King

ity of Seattle.

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hereby certify that on melor, to me known to be nowledged that he signed rposes therein mentioned, en.

ng at Seattle. 1 A.M. nty Auditor.

between M. E.Culbertson Intosh and her husband,

chaser agrees to pur-

he Maple Leaf Addition ge 115, records of

ed purchasers, is inchasers until \$400.00 Bill of Sale to

paid, to keep build-

ce for said described sum of Two Hundred y acknowledged, and 00.00) Dollars shall f each and every est at the rate of cerest shall have

f November,1927, property, said in Vol. 1395 928, recorded in

vendees herein 1d applied on the 1463-93

balance of said consideration on said real estate contract hereinbefore described and executed by A.F. Nichols & Co. Inc. until the balance of the consideration of said contract amounting to \$590.00, together with interest thereon, is fully paid; that said payments shall be made to said A. F.Nichols & Co. Inc. who are authorized and required to receive these payments and apply the same upon said A.F.Nichols & Co.Inc. contract until the sum of \$590.00 together with interest has been paid.

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That an assignment has been made, assigning the interest of M.E.Culbertson and wife to Gertrude McIntosh and John McIntosh, her husband, which assignment shall be held in escrow by the said A. F. Nichols & Co. Inc. together with a copy of this contract, together with the executed deed from A.F. Nichols & Co. Inc. and M. E.Culbertson and wife, which are to be delivered to the respective parties upon completion of payments; and that said A.F.Nichols & Co. Inc. shall have authority to dispose of and pay out all moneys provided by the terms of this contract herein.

That any excess of contract payments made by vendees to vendors above Fifteen Dollars (\$15.00) and interest may be paid to the vendors.

In the event of default by the vendors or vendees, on either contract this agreement to become void. X

The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises, and in the event of the failure of the purchaser to pay any thereof the seller may pay the same, and any amount so paid by the seller, together with interest thereon from date of payment until repaid at 10 per cent. per annum shall be repayable by the purchaser on demand, without prejudice to any other right the seller might have by reason of such breach of covenant.

The purchaser assumes all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed thereon.

The purchaser expressly covenants that prior to 1932 (a) No structure except private residence to be used for residence purposes and private garage and other outbuildings appurtenant to the same, shall be built upon this property. If garage or other outbuilding is separate from dwelling, it must be placed in the rear yard of the lot. No separate, outside or detached toilets permitted. (b) No temporary building shall be erected on the property until the plans therefor have been approved by the grantor. Buildings to be used for residence purposes costing less than \$1250.00 shall be regarded as temporary. All frame buildings shall be painted two coats or stained. (c) No building shall be placed nearer than twenty feet to the front street line. (d) No portion of the tract shall be sold, leased or rented to any person or persons other than of white race, nor shall any person or persons other than of white race use or occupy said tract. And that such covenants are material and a part of the consideration of this contract, and such covenants shall be assumed by purchaser in deed of said premises, and such covenants shall run with the land.

The purchaser agrees that full inspection of said described premises has been made and that neither the seller nor assigns shall be held to any covenant respecting the condition of any improvement on said premises nor to any agreement for alterations, improvements or repairs, unless the covenant or agreement relied on be in writing and attached to and made a part of this contract.

The seller has procured or agrees, within ten days from date hereof, to procure from Washington Title Insurance Company a purchaser's policy of title insurance, insuring the purchaser to the full amount of the said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens not assumed by the purchaser under this agreement.

The seller agrees, on full payment of said purchase: price in manner hereinbefore specified, to make, execute, and deliver to the purchaser a good and sufficient deed of conveyance of said described premises.

Time is of the essence of this contract, and in case the purchaser shall fail to make any payment of the said purchase price, promptly at the time the same shall fall due as hereinbefore specified, the seller may elect to rescind this contract, and upon such election being made all rights of the purchaser hereunder shall cease and determine, and any payments theretofore made hereunder by the purchaser shall be retained by the seller in liquidation of all damages sustained by reason of such failure, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

In Witness Whereof, the parties hereto have executed this instrument in duplicate the day and year first herein written.

M. E.Culbertson Anna M. Culbertson Gertrude McIntosh John McIntosh

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1463-94

(Aud. Note: X to X Rider attached.)

94

State of Washington) 53 County of King

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On this 26th day of September, 1928, before me, the undersigned, a Notary Public in and for th State of Washington, duly commissioned and sworn, personally appeared M. E. Culbertson and his wife Anne M. Culbertson, and Gertrude McIntosh and her husband John McIntosh to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their 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.

(G C B Notarial Seal)	G. Clinton Bennett		
(Com Ex Apr 1 1932)	Notary Public in and for the State		
Filed for record at request of the With the	of Washington, residing at Seattle, Wash. X		

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Filed for record at request of John McIntosh Mar 24 1930 at 38 min past 1 P.M. MLR HM George A.Grant, County Auditor.

2594442

Flora Bernice Smith То John Foster

Warranty Deed

This Indenture, made this 27th day of March in the year of our Lord one thousand nine hundred and twenty-eight between Flora Bernice Smith, an unmarried woman, party of the first part, and John Foster, party of the second part;

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars of the United States, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns, the following described tract, lot, or carcel of land, situate, lying, and being in the County of King, State of Washington, and particularly bounded and described as follows, to-wit:

Lot One (1), Block Four (4), Magnolia View Addition Division No. 2, to the City of Seattle. 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 \$5,000.00; 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 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 shallrevert to the grantor herein, its successors or assigns. The vendor further excepts from this warranty

1. All liabilities arising or created against the property by the vendee, or those claiming under vendee from and after date hereof.

2. All taxes, assessments, levies and charges which shall be made upon or against the same, which said taxes, assessments, levies and charges the vendee assumes and agrees to pay.

Together, with the appurtenances, to have and to hold the said premises, with the appurtenances unto said party of the second part, and to his heirs and assigns forever.

And the said party of the first part, for said party and for her heirs, executors, and administrators, does by these presents expressly limit the covanants of this deed to those herein expressed, and exclude all covenants, arising or to arise by statutory or other implications, and doe hereby covenant that against all persons whomsoever lawfully claiming or to claim, by, through or

stary Public in and for the lbertson and his wife Anna m to be the individuals e that they signed and ses and purposes therein ۰. this certificate above

nd for the State iding at Seattle, Wash. X st 1 P.M. nty Auditor.

e thousand nine hundred first part, and John

tion of the sum of rty of the second part, in, sell, convey and he following described State of Washington,

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ecutors, and to those herein plications, and does by, through or

under said first party and not otherwise she will forever warrant and defend the said lands, premises and appurtenances. In Witness Whereof, the said party of the first part has hereunto set her hand and seal

95

the day and year first above written. Signed, sealed and delivered in the presence of _____

1463-95.

	-
	Flora Bernice Smith (Seal)
	By Chas. F.Clise, (Seal)
State of Washington)	Her Attorney-in-fact.
County of King)ss	

On this 27th day of March, A.D.1929, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Chas. F.Clise, to me known to be the individual who executed the foregoing instrument as attorney in fact of Flora Bernice Smith, therein described, and acknowledged to me that he signed and sealed the said instrument as such attorney in fact for said principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Flora Bernice Smith is now living. - 2, 4

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

	(M C P Notarial Seal) (Com Ex Aug 9 1929)	Mary C. Patton	
	(com 24 Mg 9 1929)	Notary Public in and for the State	4
1	Filed for record at request of John Foster Mar 2.	of Washington, residing at Seattle.	
	MLR Hm	George A.Grant, County Auditor.	
I	+++++	• • • • •	
	N. E.Giles		
	То	Hereard D.	
İ	Choo C manual	Warranty Deed	

Chas. G. Thompson

2594473

The Grantor N.E. Giles, a bachelor, for and in consideration of Ten (10) Dollars and other good and valuable considerations in hand paid, conveys and warrants to Chas. G. Thompson, the following de-

Lot Nine (9), Block Two (2), Barron Addition to the City of Seattle, as per map recorded in the office of the County Auditor of King County, Washington;

Subject to all taxes and assessments now a lien against said real estate. Situated in the County of King, State of Washington.

Dated this 22nd day of March, 1930.

Witnesses: N. E.Giles Sea1 State of Washington ss County of King

I, Karl H. Kober, a Notary Public, do hereby certify that on this 22nd day of March, 1930, personally appeared before me N. E.Giles, a bachelor, to me known to be the individual described in, and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 22nd day of March, A.D.1930. (K H K Notarial Seal) Karl H.Kober (Com Ex May 18 1931)

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

Filed for record at request of Charles G. Thompson Mar 24 1930 at 49 min past 2 P.M. MLR /mm George A.Grant, County Auditor.

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2594530 Lew Witherbee, et ux

То

Paul Weller, et ux

Quit Claim Deed

207-C

Quit Claim Deed

The grantors Lew Witherbee and Louise Witherbee, husband and wife of the City of Seattle, County of King, State of Washington, for the consideration of Ten and N_/100 (\$10.00) Dollars, in hand paid, convey and quitclaim to Faul-Weller and Charlotte Weller, husband and wife all interest in the following described real estate, situate in the County of King, State of Washington:

The east forty-four (44) feet of Lot one (1) in Block fifteen (15) of Cascade Addition to the City of Seattle, as per map thereof recorded in volume 13 of Plats, page 6, records of said County; situate.

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	$\begin{array}{ c c c c c c c c }\hline \hline & & & & & & & & & & & & & & & & & &$	On this 15 th day of March H.D. 1888 before title in and for said lounly and Territory We L.C. attems his unifer (Wern Dieds 2) Inma er (unmarria) H. P. Cork (urmarriae) and the correction or controls on the correction of the control of the control of the correction of the correction of the control of the correction of the correction of the correction of the correction
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