

Hector V. Abel et al.

Restrictions

THIS INDENTURE WITNESSETH: That for and in consideration of the sum of Five Dollars in hand paid, each to the other, receipt whereof is hereby acknowledged, and of the mutual benefits, protection, preservation and promotion of the value of the land and properties of the several makers of this indenture hereinafter described, being lands used and held for residence purposes in what is called the Madrona-Denny-Blaine District of Seattle, and comprising several Additions now of record in the Auditor's office in King County, State of Washington, the particular description of the lands and additions to which this instrument applies is contained in and follows the several signatures of the makers of this instrument.

The parties hereto signing and executing this instrument and the several like instruments relating to their several properties in said district, hereby mutually covenant, promise and agree each with the others, and for their respective heirs and assigns, that no part of the lands owned by them as described following their signatures to this instrument shall ever be used or occupied by or sold, conveyed, leased, rented or given to negroes or any person or persons of the negro blood.

This covenant shall run with the land and bind the respective heirs and assigns of the parties hereto, and of the several like instruments in said district, for the period of twenty-one (21) years from and after the date of this instrument the intent being on the part of each to and with the others executing like instruments, that there shall be privity of contract between the parties so executing like and similar instruments in said district, whether they sign each of the instruments or not.

Executed this day of 1928.

Hector V. Abel  
Marion R. Abel,  
Owners of the following property:

Lots 10 and 11, Block 6, McKenzie & Dempseys Lake Washington Addition.

Paul F. Glaser  
Laura E. Glaser

Owners of the following property:

Lots 14-15-16 & 17, Block 6, McKenzie & Demosey's Lake Wash. Add to Seattle.

William Moser  
Flora Moser

Owners of the following property:

Portions of Lots 30 to 34 Inc. lying N. of line 75' Northerly of and parallel with the South line of lot (28) and south of a line 125' feet northerly of & parallel with the S line of lot (28) in block six of McKenzie & Dempsey's Lake Wash. Addition.

Harry J. Moore  
Gertrude K. Moore

Owners of the following property:

Lot 1, Block 1, Lewis & Fehren's Addition.

C. S. Tennant, Owners of the following property

Portion of Lots 2, 3 and 4 lying north of line 40 feet south and parallel with north line Block 6 and west of prolongation of dividing line in a north westerly direction between lots 5 and 6 and 33, 34 and 35, Block 6, McKenzie & Dempsey's Lake Washington Addn.

R. A. Messick

Owners of the following property:

Lot 2, Block 1, Lewis & Fehrne's Addition.

Robt E. Herrick  
Elizabeth M. Herrick

Owners of the following property:

Lot 3, Block 1, Lewis & Fehren's Add.

J. Cohen  
Bessie R. Cohen

Owners of the following property:

Lots 12 and 13 Block 6, McKenzie & Dempsey's Lake Washington Addn.

C.E. Johannsen,  
Owners of the following property:

Lot 26 & 27, Block 6, McKenzie & Dempsey Lake Washington Addn.

Ruby Wright

Owners of the following property:

Lots 23, 24 and 25, and North 15 feet of Lot 22, Block 5, McKenzie & Dempsey's Lake Washington Addition.

B.F. Blackburn

Katharine C. Blackburn

Owners of the following property:

Lot 3, Block 1 Lewis & Fehren's Ad.

Carrol E. Holman

Owners of the following property:

Lots 13, 19, 20, 31 and south 10 feet of lot 22, block 6, McKenzie & Dempsey's Lake Washington Addition.

Harold W. Fuson,

Jessie N. Fusson,

Owners of the following property:

Lot 28 portions of Lot 29, & 30, Block 6, McKenzie & Dempsey Lake Washington Addition.

H.F. Gardineer

Owners of the following property:

That portion of Lots 2 to 7, lying between lines 40 feet and 120 feet south of north line of block 6, McKenzie & Dempsey's Lake Washington Addition.

State of Washington, )ss  
County of King

This is to certify that before me, the undersigned, a Notary Public in and for the State of Washington, duly appointed, commissioned and qualified, personally appeared:

Paul F. Glaser

William Moser

Harry J. Moore

C. S. Tennant

R. A. Messick

Robt. E. Herrick

J. Cohen,

Mary More

Ralph W. Smith

C. E. Johannsen

Ruby Wright

B. F. Blackburn,

Carrol E. Holman

Harold W. Fuson,

H. F. Gardineer

Laura E. Glaser

Flora Moser

Gertrude K. Moore

Elizabeth M. Herrick

Bessie R. Cohen

Genevieve B. Smith

Katharine C. Blackburn

Jessie N. Fuson

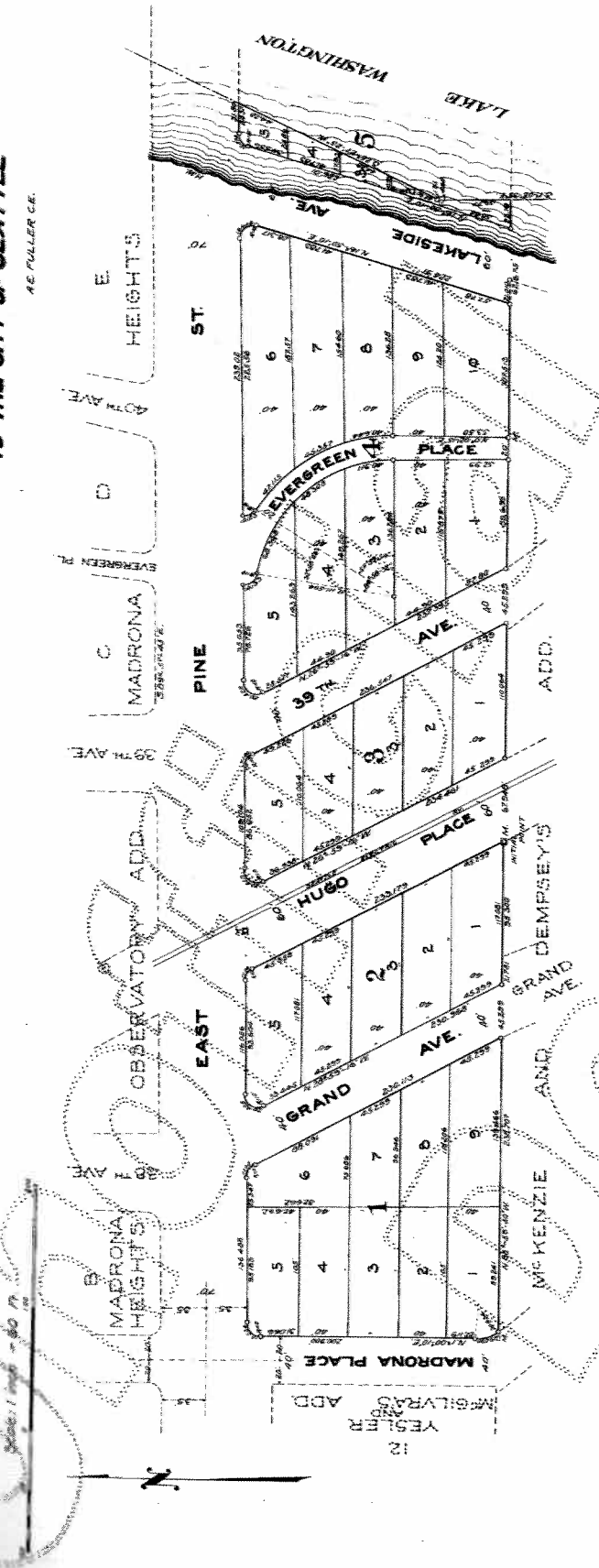
being the persons who signed and executed and acknowledged the foregoing instrument, and to me personally known to be the persons who signed, executed and acknowledged said instrument, and that they signed, and acknowledged the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.  
IN WITNESS WHEREOF, I have hereunto signed my name and affixed my notarial seal, this 15th day of April, 1929.

(H.V.A. Notarial Seal)

# Lewis and Fehren's Addition

TO THE CITY OF SEATTLE

A.E. FULLER C.E.



## DESCRIPTION

This plat of Lewis & Fehren's Addition embraces the following described premises: Beginning at a point on the northern boundary of McKenzie & Dempsey's Addition and numbered and lots (140) feet east of the intersection of said street with the eastern boundary of Block 12, thence north along said eastern boundary of Block 12, at right angles with said northern boundary of Block 12, to the south margin of East Pine Street; thence easterly along said south margin of East Pine Street to the margin of the street of Lake Washington; thence southerly along said street of Lake Washington to the southern boundary of Dempsey's Addition; thence westerly along said northern boundary of Dempsey's Addition to the place of beginning, and the shore lands lying in front of, adjacent to or upon said described premises.

This plat contains the north half of Blocks 9, 10 and 11 and Lots 10, 11 and 12 of Block 12, Yester and McCall's Addition, which extends from McKenzie & Dempsey's Add. to East Pine Street and which, together with other lands and shore lands accruing thereto through the vacation of streets, avenues, places and alleys or otherwise, is herein reported.

The initial point is a stone monument at the southeast corner of Block 2, East 1st Street and 1st Avenue.

All bearings refer to the City Standard Meridian.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, F.L. Fehren and Geo. J. Lewis, President and Secretary respectively of the Washington Securities Investment Company, a corporation under the laws of the State of Washington, hereby dedicate to the use of the public of the City of Seattle all streets, alleys, boulevards and places shown and described upon this plat. However, all riparian rights, in witness whereof we have, this 12 day of Feb. 1906, A.D. set our hands and seals.

Washington Securities Investment Company  
 F. L. Fehren President  
 Geo. J. Lewis Secretary

In presence of  
 A. E. Fuller  
 Mrs. Briggs

Examined and approved this 3rd day of Mar. 1906.  
 R. H. Thomson  
 City Engineer

Approved by the Mayor and the City Council of the City of Seattle, by Ordinance No. 133,388  
 R. A. Ballinger Mayor.  
 Althea City Compiler and ex-officio City Clerk.

## ACKNOWLEDGMENT

State of Washington ) S.S.  
 County of King )

On this 12th day of Feb. A.D. 1906, before me personally appeared F. L. Fehren and Geo. Lewis, to each of whom I am known to be the President and Secretary of the corporation the existence of which and the validity of which and the authority of each of them to execute the same and to execute said instrument. The Company has no other corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument. The Company has no other agents.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year just above written.  
 Jas. B. Taylor



Filed for record at Washington, Mar. 6, 1906 at 2:30 PM. Book 10, Page 98, and recorded in Vol. 12 of Page 98, Records of King County, Wash.

380217  
 J. P. Agnew  
 County Auditor

Feb. 1906

Plat of  
*McKenzie & Dempsey's*  
*Lake Washington Addition*  
 To the City of  
**SEATTLE.**

Scale 1" = 50 ft. Scale of Records 1 inch = 100 ft.

Survey of Orville C. Galt Engineer



UNRECORDED

LAKE WASHINGTON



Unofficial Copy

**Description.**

This addition covers that portion of **Yester and McEwen's addition**, described as follows: Beginning at the intersection of the center line of Douglas st. with the Eastern line of Lincoln St. Thence North along the Eastern line of Lincoln St. to the middle of the Western boundary of Block 42. Thence East through the centers of blocks 42 - 44 and 9 in said addition to the shore of Lake Washington. Thence Southwardly along the shore of Lake Washington to the center line of Douglas St. in said addition. Thence West along said center line of Douglas St. to the place of beginning.

Excepting a tract in the southwest corner of this plat, 300 x 220 feet wide, and described as follows, to wit: Beginning at the southwest corner of the above described tract, running thence North 220 feet, thence East 300 feet, thence South east, thence West 300 feet to the place of beginning. Streets are 40 feet wide, except Division Street, which is 60 feet and Newport Ave. which is 80 feet wide.

Lots are generally 25 by 100 feet or as shown on this plat.

**Dedication.**

Know all men by these presents, that we: **C. A. McKenzie**, unmarried, **T. H. Dempsey** and **Rosema R. Dempsey**, his wife, **D. B. Keniston** and **Ada E. Keniston**, his wife, and **E. A. McKenzie**, widow, owners in fee simple of the land included in the foregoing description, do hereby declare this plot of McKenzie and Dempsey's Lake Washington Addition to the City of Seattle, and dedicate to the use of the public forever all the streets shown thereon.

In witness whereof we have hereunto set our hands and seals this 17<sup>th</sup> day of July A. D. 1890.

In presence of

H. K. Owens

F. M. Muldoon

C. A. McKenzie

(Seal)

T. H. Dempsey

(Seal)

Rosema R. Dempsey

(Seal)

D. B. Keniston and Ada E. Keniston, his wife, by

W. W. Dearborn, their Attorney in fact

(Seal)

E. A. McKenzie

(Seal)

by D. A. McKenzie, her Attorney in fact.

**Acknowledgment.**

State of Washington } ss.  
County of King

This is to certify that on this 17<sup>th</sup> day of July A. D. 1890 personally came before me, the undersigned, a Notary Public in and for the State of Washington, **C. A. McKenzie**, unmarried, **T. H. Dempsey** and **Rosema R. Dempsey**, his wife, **W. W. Dearborn** and **D. A. McKenzie**, to me known to be the persons who executed the foregoing instrument, and the said **C. A. McKenzie** and **T. H. Dempsey**, for themselves, and the said **W. W. Dearborn**, as the Attorney in fact of **D. B. Keniston** and **Ada E. Keniston**, his wife, and the said **D. A. McKenzie**, as the Attorney in fact of **E. A. McKenzie**, widow, acknowledged to me, that they signed and sealed said instrument, freely and voluntarily, for the uses and purposes therein mentioned.

And the said **Rosema R. Dempsey**, having by me been fully acquainted with the contents of said instrument, she for herself, separate and apart from her said husband, acknowledged to me, that, signed and sealed the same, freely and voluntarily, for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first named.

F. M. Muldoon  
Notary Public in and for the State of Washington.  
Residence Seattle.



Approved by the Mayor and Common Council of the City of Seattle this day of July A. D. 1890.

Approved, Robert Moran, Mayor.  
Albert C. W. Ferris, by E. S. Tyler Jr. Deputy Clerk.



60742

Used for Record at the request of D. A. McKenzie Aug. 14, A. D. 1890 at 46 min. past 10 A. M. and recorded in Vol. 22 of Books page 20 Records of King County Wash.

W. A. ...  
County Auditor.

A. E. ...

Unofficial

