Company

for and in consideration of Ten- - - - Dollars (\$ 10.00 ), in hand paid, conveys and warrants to Pete H. Haidey and Jame P. Haidey, his wife,

the following described real estate, situate in the County of King State of Washington: The west 40 feet of lot seven (7), block twenty-two (22), Renton's Addition to the City of Seattle, according to plat thereof recorded in volume 3 of plats, page 118, records of said county.

Subject to covenants running with the land for a period of 21 years from May 18, 1928, that no part of said premises shall ever be used or occupied by or sold, conveyed, leased, rented or given to negroes or any person or persons of negro blood, under agreement recorded July 12, 1928, in volume 1391 of deeds, page 69, under auditor's file No. 2475447, records of said county.

This deed is given in fulfillment of a real estate contract of even date herewith, August 15th 1944, between the Grantor and Grantees herein and is subject to all of the terms and conditions of said real estate contract.











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to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that **Sho** signed the same as **hor** free and voluntary act and deed, for the uses and purposes therein mentioned.

Votary Public in and for the State of Washington, reguling at \$50 at \$10.

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THIS AGREEMENT, made and entered into this 24th day of October, 1945.

between Poto H. Haldey and Jano P. Haldey, his wife - -

hereinafter called the "seller," and Russell P. J. Tromain and Dorothy V. Tromain,

nereinalter called the 'purchaser,'

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of the seller the following described real estate, with the appurtenances, situate in the County of King.

The west 40 feet of lot 7, block 22, Renton's Addition to the City of Seattle, according to plat thereof recorded in volume 3 of plats, page 118, records of said county.

It is further agreed between the parties hereto that certain household goods shall remain with the above described real estate, and title to pass at the same time the real estate is transferred. The articles thus sold are listed and list attached to this contract identified by the signatures of the parties hereto and it becomes a part of this contract.

The terms and conditions of this contract are as follows: The purchase price is \*\*Pifty-six Hundred\*\*
and No/100 -- (\$5600.00 ) Dollars, of which has been paid, the receipt whereof is hereby acknowledged and the little of the second state of the

has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: In monthly installments of \$50.00 each or more including interest day of December 1945 and a like amount on the 24th day of each and every together with interest accrued thereon. All of said payments are to be capt of a purchaser's policy of title insurance showing good and merchant-

It is understood that the purchaser shall have the right to replace all or any part of said personal property with other furniture of a like or better nature and such replaced furniture, if any, shall take the place of the household goods herein listed and shall belong to the seller until the purchaser shall have paid the balance of the purchase price in full in accordance to the terms hereof.

It is understood that said real property is being sold subject to covenants running with the land for a period of 21 years from May 18, 1928, that no part of said premises shall ever be used by occupied by or sold, conveyed, leased, rented or given to negroes or any person or persons of negro blood, under agreement recorded July 12, 1928, in volume 1391 of deeds, page 69, under suditor's file No. 2475447, records of said county.

The purchaser agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.

The purchaser assumes all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed thereor, and of the taking of said premises or any part thereof for public use.

The purchaser agrees, until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value thereof against loss or damage by fire in some company acceptable to the seller and for the seller's benefit as interest may appear and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

In case the purchaser shall fail to make any payment hereinbefore provided by the purchaser to be made, the seller may make such payment and any amount so paid by the seller, together with interest thereon from date of payment until repaid at the rate of ten (10) per cent per annum, shall be repayable by the purchaser on demand, all without prejudice to any other right the seller might have by reason of such default.

# PLAT OF

RENTON'S ADDIT

Talbet.

Adams

Blakely

Scale finch 100 ft. Scale of Records 1 inch 20

Street

Street

Street

Street

Civil Em

### Description

This Addition to Seattle, embraces The Hest's of the North Hest & of Section 33 Trop 25 N. Range 4 East W.M. The Morth-West Corner of Said Section is 33 fact West and 23th North of the South West corner of Black & Stone monuments are placed at the intersections of the center times of Bancroft, Madison and Filbert Streets with the center lines of Joy, Chestruit and Hyda Streets, and said monuments govern the location of all lots, blocks, and Streets in this plat. "Lists" are 60 x 120 feet, except w

otherwise shown on plat. Streets are 66ft, wide oras i on plat. Alleys are 16 feet wide

### Dedication

Know all men by these presents That we: William Henton and So M. Renton husband and Wife, Owners in fee Simple of the above described Pentons Radition for the City of Scattle, do heroby clare this plat and dedicate to the use of the public forever all the Streets and alleys platfed therem In witness whereof toe han set our hands and seals thing 2750. day of March A.D. 1889.

In the presence of H.T. Price William Henton (2) J. A. Campett.

## Acknowledgment

Territory of Wastington County of Hilsap

This is to certify, that on this 2/2 day of March A.D. 1889. person ally came before me the undersyn-ed, a Nobary Public in and for Washington Parrilary I to Revitor and Sarah MI. Monten his wife to me known to be the persons who executed the foregoing in strument, and the said Wom Renton acknowledged that he signed and se I the same freety and sotuntarity for The uses and peopleses therein me And the said Sarah M. Henton, having ty me been fully acquainted of the contents of said instrument, she, p herself separate and apart from her said mustaria, acknowledged that she signed and sealed the same freely and splientarily and for the uses and pur poses therein mentioned. In witness whereof I have hereunto set my hand and affixed my official

sent the day and year in this certificate first named. H.T. Price



Approved by the May Council of the City of Scattle, this BR. day of March A. D. 1889.

Aproved bert Moran Mayor.

Attest

C.W. Perris Clerk.



### 33148

Tiled for Record at the req of Crawford Lonover May 18 H.D. 1889 45 min. past 10 H. III. and recorded in tot 3 of ..

Plats page 118. W. R. Fornest Co. Ha By aRkennedy Deputy.

SEE SURVER WOL 11 \_ PGE <u>43</u>

Street Filbert . 15 Knight

Addition .

7.0

SAL SURVEY VOL 9 PGE 175