

1410-481

Fred Anhalt, et ux
To
The Anhalt Company

Warranty Deed

WARRANTY DEED
Statutory Form
For Use in the State of Washington Only

THE GRANTOR Fred Anhalt and Cresence Anhalt, his wife, of the City of Seattle, County of King, State of Washington, for and in consideration of Ten Dollars (\$10.00) dollars in hand paid, convey and warrant to The Anhalt Company, a Washington corporation the following described real estate, situate in the County of King, State of Washington:

Lots 1 & 2 Block 5 Letona First Addition to the City of Seattle, in the City of Seattle, County of King and State of Washington. Volume 5 of Plats, page 16.

Subject to a mortgage made by Fred Anhalt and Cresence Anhalt, husband and wife, to U. S. Bond and Mortgage Company dated July 23, 1928 filed July 24, 1928 as file No. 2477774 to secure the performance of the covenants thereof, including the payment of the principal sum of Sixteen Thousand Dollars (\$16,000.00) with interest according to the terms and conditions of one note dated July 23, 1928 made by the mortgagors to the mortgagee.

Dated this 9th day of November, 1928.

Fred Anhalt (Seal)
Cresence Anhalt (Seal)

STATE OF WASHINGTON)
COUNTY OF KING) SS

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 9th day of November, 1928, personally appeared before me Fred Anhalt and Cresence Anhalt, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

(E.G.L. Notarial Seal)
(Com. Ex. Sep. 19, 1931)

E. G. Lund
Notary Public residing at Seattle
Filed for record at request of Puget Sound Title Insurance Co. Nov. 10, 1928 at 48 min past 12 P M
GOJ
George A. Grant, County Auditor

Frank E. Berg, et ux
To

Real Estate Contract and Assignment

W. A. Kraule, et ux

IT IS HEREBY AGREED by and between Frank E. Berg and Fanny Berg, husband and wife, of Seattle, Washington, the vendors and Walter A. Kraule and Alletta Lucile Kraule, husband and wife, of Seattle, Washington, 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:

West forty (40) feet of East eight (80) feet of Lot twelve (12) and West forty (40) feet of East eighty (80) feet of the South twenty (20) feet of Lot eleven (11), Block twenty-seven (27), Yesler's 2nd Addition to Seattle, with the appurtenances thereunto belonging, on the following terms:

1. The purchase price of said land is Four thousand seven hundred fifty and no/100ths (\$4750.00) dollars, of which the sum of Fourteen hundred and no/100ths (\$1400.00) dollars has this day been paid, the receipt whereof is hereby acknowledged by said vendors and the further sum of Thirty-three hundred fifty and no/100ths (\$3350.00) Dollars to be paid as follows: \$2900 by the assumption of a mortgage now against said property and balance of \$450 on the following terms: The sum of \$40. or more on the 1st day of October, 1928 and the sum of \$40 or more on the 1st day of each and every month thereafter until the sum of \$450 has been paid. Each monthly payment shall be applied first to the interest at 7% per annum, on the unpaid balance and remainder to the reduction of the principal.

2. Said purchasers agrees 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 the 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.

7. Said property, or any part thereof, shall never be used or occupied by any person of the Malay or any Asiatic race or any of the Negro races.

Executed in Duplicate this 1st day of September, 1928.

W. A. Kraule (Seal)
Mrs. W. A. Kraule (Seal)
Frank E. Berg (Seal)
Fanny Berg
By Frank E. Berg her attorney in fact

STATE OF WASHINGTON)
COUNTY OF KING) SS

I, the undersigned, Notary Public in and for the State of Washington, residing at Seattle do hereby certify that on this 10th day of September, 1928, personally appeared before me Frank E. Berg husband of Fanny Berg, his wife, of Seattle, Washington to me known to be the individual described in and who executed the within instrument and for himself and as Attorney in Fact of Fanny Berg, his wife, acknowledged that he signed and sealed the same as his free and voluntary act and deed, for himself and as Attorney in fact of Fanny Berg, his wife, for the uses and purposes herein mentioned.

Given under my hand and official seal this 10th day of September, 1928.
(W.G.McL. Notarial Seal)
(Com. Ex. Sep. 21, 1931)

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

Frank E. Berg, Inc. a Washington corporation, hereby sells, transfers and assigns unto F. Oscar Johnson, a married man, all of its right, title and interest in and to the within described property and the moneys due or to become due under this contract.

Dated at Seattle, Washington, this 7th day of November, 1928.
(F.E.B. Inc. Corp. Seal)

Frank E. Berg, Inc.
By Frank E. Berg Pres.
By M. H. Hiekerson Sec.

Filed for record at request of F. Oscar Johnson, Nov. 13, 1928 at 16 min past 11 A M

George A. Grant, County Auditor

John W. Fitzgerald, et ux

To
Henry P. Fitzgerald

Quit Claim Deed

THIS INDENTURE made this 8th day of October, in the year of our Lord One Thousand Nine Hundred and Twenty Eight between John W. Fitzgerald and Henrietta Fitzgerald, his wife, of Denver Colorado, the parties of the first part, and Henry P. Fitzgerald, of Glenwood, Alabama, the party of the second part:

Witnesseth: That the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration lawful money of the United States, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, remise, release and forever quit-claim unto the said party of the second part and to his heirs and assigns all right, title, interest and estate of said parties in and to all those certain lots, pieces or parcels of land situate, lying and being in the County of King, State of Washington, and particularly bounded and described as follows, to-wit:

An undivided one-half (1/2) interest in Lots Twenty-one (21) Twenty-two (22), Twenty-three (23) Twenty-six (26), Twenty-seven (27) Twenty-eight (28) and Twenty-nine (29) in Block Nineteen (19); Lots Twenty-three (23) and Twenty-four (24) in Block Eighteen (18); Lots Three (3) and Four (4), in Block Twenty-six (26); Lots Twenty-four (24) and Twenty-five (25) in Block One Hundred Eighty-five (185) and Lot Six (6) in Block One Hundred Eighty-six (186) Town of Kirkland, King County, Washington.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belongi

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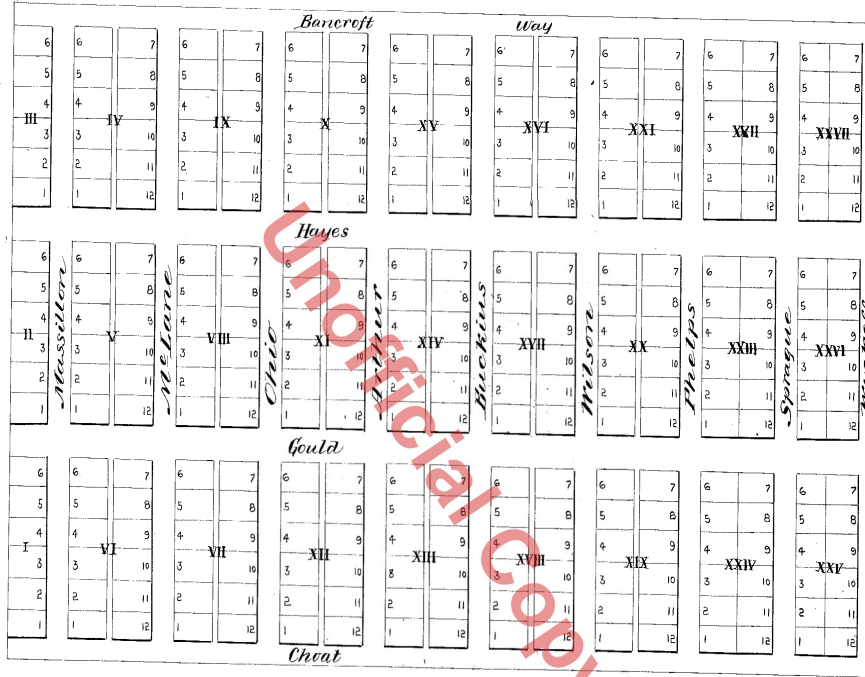
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GOJ 11-3

Yesler's 2nd Addition

TO THE CITY OF SEATTLE

Scale 100 feet to 1 inch
Recording Scale 200' inch.

INSTRUMENT AFFECTING
SEE SURVEY VOL. _____ PGE _____



SEE SURVEY VOL. 10 PGE 290

EXPLANATION

This Addition covers the North half of the North East quarter of Section 33 Town 25 North Range 4 East Willamette Meridian. The Initial Point of this Addition is the North East corner of block 3 which is 120 feet East of and 66 feet South of the quarter section Stake between sections 28 and 33 Town and Range aforesaid. Streets are 66 feet wide Alleys are 16 feet wide. Lots are 60 by 120 feet, except Lots in blocks 22, 23, and 24 which are 60 by 110 feet, and those in blocks 25, 26 and 27 which are 60 by 100 feet.

Know all men by these presents, that we H. L. Yesler and Sarah B. his wife owners of the above named Yesler's 2nd Addition to the City of Seattle, hereby declare the above named plat, and hereby dedicate to the use of the public forever all the Streets and Alleys platted thereon.

Witness our hands and seals this 23rd day of June A. D. 1882.
Signed and Sealed in presence of
Emma M. Thompson } H. L. Yesler
Roswell Scott } Sarah B. Yesler

County of King }
Territory of Washington }
25

Personally appeared before me a Notary Public in and for King Co, Wash. Ter. H. L. Yesler and Sarah B. his wife and having fully made known to them the contents of this instrument and having examined the said Sarah B. separately and apart from her husband, they each for himself and herself acknowledged that they executed this instrument freely and voluntarily without fear or coercion on the part of any one and for the purposes therein mentioned.

Witness my hand and seal this 23rd day of June A. D. 1882.

Roswell Scott
Notary Public in and for King County Washington Territory.

#1344
Re. Filed for Record at the request of H. L. Yesler
Oct 7th A. D. 1882 at 10:10 A.M. and Recorded Oct 23rd 1882
S.C. Harris Co. Auditor.

SEE SURVEY VOL. 11 PGE 65

SEE SURVEY VOL. 11 PGE 167