

# WARRANTY DEED

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THE GRANTOR, POPE & TALBOT, Inc., a corporation organized and existing under and by virtue of the laws of the State of California, for and in consideration of Ten Dollars (\$10.00), and other valuable considerations, in hand paid, conveys and warrants to—

R. P. CHESMORE

of SEATTLE, WASHINGTON the Grantee, the following described real estate, situated in the County of SNOHOMISH, State of Washington:

The Southerly portion of Tract Nine (9), ALDERWOOD MANOR NO. TWENTY-TWO (22), described as follows:

Beginning at a point on the East line of Tract Nine (9), ALDERWOOD MANOR NO. TWENTY-TWO (22), distant South 00°39'48" West One Hundred Nine and Four Hundredths (109.04) feet from the Northeast corner of said Tract Nine (9); thence North 87°32'42" West Four Hundred Ninety-eight and Seventy-four Hundredths (498.74) feet to the West line of said Tract Nine (9); thence along said West line of Tract Nine (9), South 00°35'16" West Fifty-six and Fifty-five Hundredths (56.55) feet to the Southwest corner of said Tract Nine (9); thence along the South line of said Tract Nine (9), South 89°20'12" East Four Hundred Ninety-eight and Forty-two Hundredths (498.42) feet to the Southeast corner of Tract Nine (9); thence along the East line of said Tract Nine (9), North 00°39'48" East Forty and Ninety-six Hundredths (40.96) feet to the point of beginning, AND

Tract Eight (8), ALDERWOOD MANOR NO. TWENTY-TWO (22); according to the official Plat thereof recorded in the Auditor's office of Snohomish County, Washington; subject to an assessment of Local Improvement District No. 35 of the Alderwood Water District.

This deed is made subject to the following restrictions, conditions, limitations, covenants and agreements:

The above described premises shall not be used or employed in whole or in part in the conduct of any business or undertaking involving the purchase or outside storage, sale, repair or handling of used or second-hand goods, wares or merchandise of any description; provided, however, that the restrictions above set forth shall terminate on January 1, 1960.

That said Grantee, his heirs and assigns, shall not at any time build, erect or maintain, or cause or permit to be built, erected or maintained, upon said land or any part thereof, any dwelling house constructed at a cost of less than \$1500.00.

That neither the said premises, or any house, building or improvement thereon erected, shall at any time be occupied by persons of the Ethiopian race, or by Japanese or Chinese, or any other Malay or Asiatic race, or any person or extraction or descent of any such race, save and except as domestic servants in the employ of persons not coming within these restrictions.

All of the foregoing covenants, conditions, agreements, limitations and restrictions shall be deemed covenants running with the land and binding upon the Grantee, his heirs, assigns, grantees, and personal representatives and in case of a violation of the foregoing conditions, covenants and agreements, limitations and restrictions, then this deed shall become absolutely null and void and the title to said premises shall immediately revert to said Grantor or its successors, as fully and completely as though such deed had never been executed; subject, however, to any actual bona fide mortgage lien existing against the same, provided that any title in any manner acquired by virtue of any such mortgage lien shall always be subject to all the provisions contained herein, and said Grantee, by the acceptance of this deed does hereby agree to all these conditions. This deed is given in fulfillment of Contract of Sale dated October 9, 1950.

Subject, however, to reservations, if any, in government grants and subject further to all easements, rights of way and privileges which have been heretofore sold, or granted to or condemned or acquired by any municipality, person, firm, corporation or the public.

In addition, there are also excluded from the warranties of this deed any and all unpaid taxes and assessments, and any and all liens, encumbrances, charges, liabilities and claims of whatsoever kind arising, created, permitted or imposed on said property from and after the 9th day of OCTOBER, 19 50.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 18th day of JUNE, 19 56.

**NO SALES TAX  
REQUIRED**

JUN 22 1956

POPE & TALBOT, Inc.

Attest:

VERNE SEYMERS, Snohomish County Treasurer

By

Deputy

By

Executive Vice President.

By

Assistant

Secretary



# PLAT OF ALDERWOOD MANOR No.22

SCALE 1" = 200'

## DESCRIPTION

This Plat of Alderwood Manor No.22, is located in the S.W. 1/4 of Section 36, T.28 N. R.4 E. W.M., and embraces the following described tract of land. Beginning at the S.W. corner of Sec. 36 the true point of beginning, thence along the south side of Sec. 36 S 89° 11' 24" E 332.99 feet to the West side of the Puget Sound Power & Light Right of Way, thence along the west side of said right-of-way on a 3° Curve to the left of 1859.26 radius for 518.07 feet, thence N 10° 05' 48" E 1644.88 feet, thence N 69° 20' 12" W 1359.70 feet to the west side of Sec. 36, thence S 00° 35' 16" W 2115.71 feet along the west side of Sec. 36 to the true point of beginning.

## DEDICATION

Know All Men by these Presents, that Pope & Talbot, Inc., a corporation organized and existing under the laws of the State of California, and having its principal place of business in the City of San Francisco, owner in fee simple of the tract of land in this Plat of Alderwood Manor No. 22, hereby declare this plat and dedicate to the use of the Public forever all streets and roads shown hereon and the use thereof for any and all public purposes. Also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of all streets and roads shown thereon.

In Witness Whereof, we have hereunto set our hands and seal this 29th day of March, A.D. 1949.

In presence of

*James H. Graham*  
*A. J. Robinson*

POPE & TALBOT, INC.

*James H. Graham*  
*A. J. Robinson*  
SECRETARY



## ACKNOWLEDGMENT

STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO S.S.

This is to certify that on this 29th day of March, A.D. 1949, before me, the undersigned, a notary public, personally appeared *James H. Graham* and *Jos. L. Pava*, president and secretary, respectively, of Pope & Talbot, Inc., to me known to be the officers of the corporation which executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and they both stated that they were authorized by said corporation to execute said instrument and that the seal of corporation hereto affixed is the corporate seal of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal the day and year first above written.

My Commission expires  
16th day of DECEMBER 1949.

*John O. Johnson*  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, RESIDING IN SAN FRANCISCO

## ENGINEER'S CERTIFICATE

I John O. Johnson, Civil Engineer, do hereby certify that the annexed Plat of Alderwood Manor No. 22 is based on an actual survey and that all lots have been staked and monuments set as shown.

*John O. Johnson*  
PROFESSIONAL ENGINEER

## TREASURER'S CERTIFICATE

*John O. Johnson* Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above property have been paid up to and including the year 1948.

*John O. Johnson*  
Treasurer of Snohomish County, Washington

## APPROVALS

Examined and approved on this 29th day of June, 1949

*Earl Bannell*  
COUNTY ENGINEER

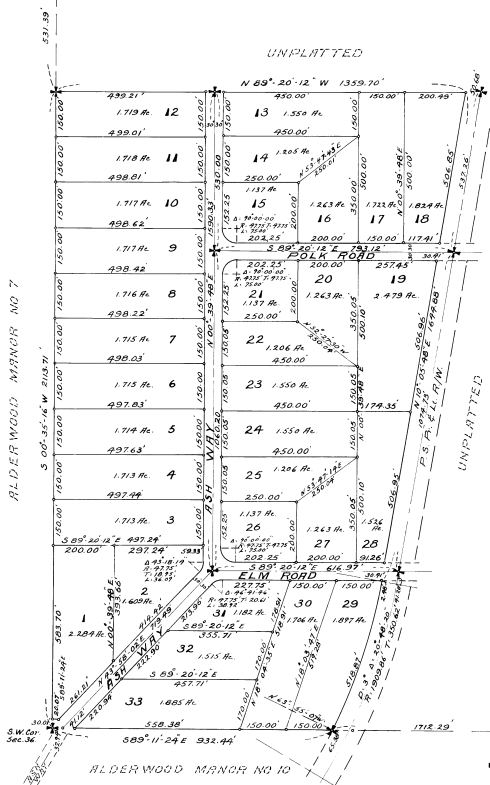
Examined and approved on this 5th day of July, 1949

BOARD OF COUNTY COMMISSIONERS

## RECORDING

Filed for record at the request of J. O. Johnson, at 35 minutes past 9 o'clock A.M. on this 5th day of July, A.D. 1949 and recorded on Page 4 Volume 13 of Plats, records of Snohomish County, Washington.

*John P. Dubuque*  
Recorder  
*By Victor Larson*  
Deputy County Clerk



Iron Pipe  
Concrete Monument