

(F. C. Knappe)
 (N.P. Seal Com. Exp.)
 (Oct. 4, 1944)

F. C. Knappe
 Notary Public in and for the State of
 Washington, residing at Snohomish

Filed for record at request of First National Bank of Snohomish on Feb. 28, 1941 at 12:42 P.M.

Verne Levers

County Auditor By

H. J. Triars

Deputy Auditor

694405

Peter David et ux.

to

WARRANTY DEED

Gerald E. Kravik et ux.

The grantors, Peter David and Winona H. David, husband and wife, of Seattle, Washington, for and in consideration of Ten Dollars (\$10.00) and for other good and valuable consideration, in hand paid, convey and warrant to Gerald E. Kravik and Bertha M. Kravik, husband and wife, of Everett, Washington, the Grantees, the following described real estate, situate in the County of Snohomish, State of Washington, to-wit:

Lot Twelve (12) of David's Marine Acres, as shown upon the plat thereof filed for record in the office of the County Auditor in and for said county.

As a part of the consideration for this conveyance, the Grantees, for themselves, their heirs and assigns, agree to connect any residence that may be hereafter placed or erected upon said land to a concrete septic tank (or to some other equal or superior device for taking care of the sewage from said residence), and the Grantees, their heirs and assigns, must so long as the said residence is used as a dwelling, maintain such connection in good working order. No outhouse, for toilet purposes shall be erected, placed or maintained on said land; such conveniences must be incorporated within or as a part of the building to which they appertain. No noxious or offensive trade or occupation shall be conducted or operated upon this land; nor shall anything be done thereon that may be or become a nuisance to the occupants or owners of other tracts of land in said plat. Said land shall not be sold, conveyed, rented nor leased in whole or in part to any person not of the white race, nor shall any person not of the white race be permitted to occupy any portion of said land or any building thereon, excepting as a non-paying guest of, or as a domestic servant actually employed by a white occupant or owner of said land or building. That until April 1, 1960, no building except one single detached, private residence costing not less than Four thousand dollars (\$4000.00) and private garages and other small outbuildings appurtenant to the said residence shall be built on the above described land; that no wall of such residence or of any other building shall be closer than ten (10) feet to either the east or the west boundary line of said land, nor closer than forty (40) feet to the south boundary line of said lot.

There is included in this conveyance an undivided 1/37th interest in and to Lot Twenty-two (22) of said plat of David's Marine Acres subject to the following restrictions, to-wit:

Said Lot 22 shall be used only for playground purposes and said undivided 1/37th interest is not subject to transfer or alienation except only as the physical property herein described as Lot Twelve (12) of the said plat of David's Marine Acres is transferred. The said undivided 1/37th interest is, nevertheless, subject to division in proportion to the actual division of said Lot 12 of said plat of David's Marine Acres, in case a portion only of said Lot Twelve (12) of said plat of David's Marine Acres should be transferred, but not otherwise.

Dated March 27, 1940.

Peter David
 Winona H. David

STATE OF WASHINGTON) ss.
 County of Snohomish)

(\$1.50 Federal Stamps Cancelled)
 (\$1.50 State Tax Stamps Cancelled)

I, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 5th day of April, 1940, personally appeared before me Peter David and Winona H. David, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and executed the same as their free and voluntary act and deed and for the uses and purposes therein mentioned Given under my hand and official seal the day and year in this certificate first above written

DESCRIPTION

Beginning at the Southeast Corner of Gov't. Lot 4 Section 34 T.29N.R.4E.W.M., thence North along the East line of said Gov't. Lot 4 for 1298.01 feet to the South line of the Right of Way of the GREAT NORTHERN RAILROAD; thence following along South line of said Right of Way S 86°45'W for 302.46 feet; thence along the arc of a curve to the left having a radius of 2784.93 feet and subtending an angle of 6°06' for a distance of 296.50 feet; thence S 80°39'W for 423.60 feet; thence N 9°21'W for 300 feet; thence S 80°39'W for 301.57 feet to an intersection with the West line of said Gov't. Lot 4; S 0°03'30"E for 1170.74 feet to the South-west corner of said Lot 4; thence N 89°32'14"E for 1315.80 feet to the Point of Beginning. Being a portion of Gov't. Lot 4 of said SECTION 34

PLAT OF
DAVID'S MARINE ACRES

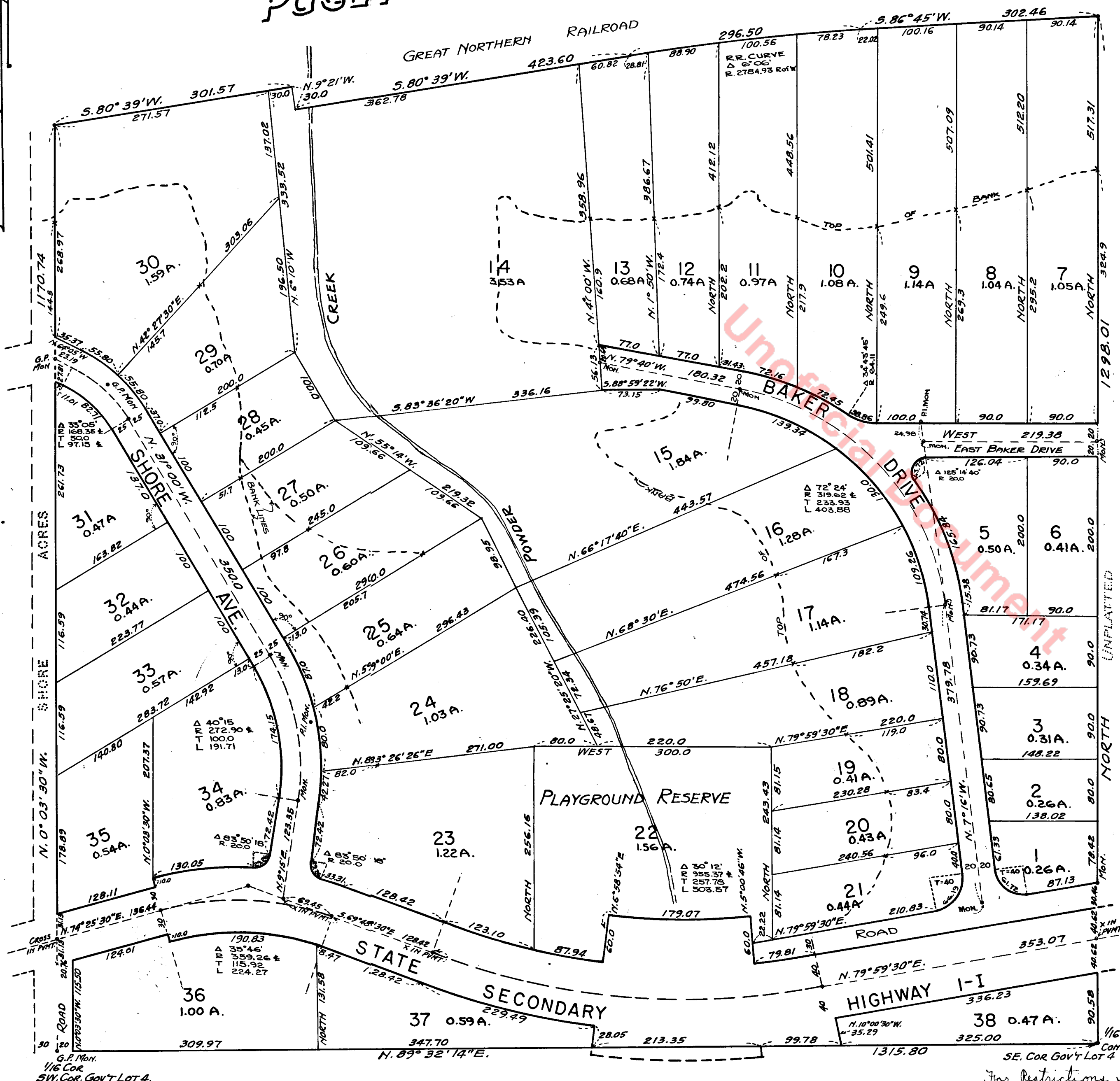
I, D.A. Duryee, Mortgagee, do hereby consent to the dedication of this Plat of DAVID'S MARINE ACRES.
Dated March 13 1940
D.A. Duryee
MORTGAGEE

SIEVERS & DUECY
CIVIL ENGINEERS

Scale: 1"=100'

SOUND

PUGET

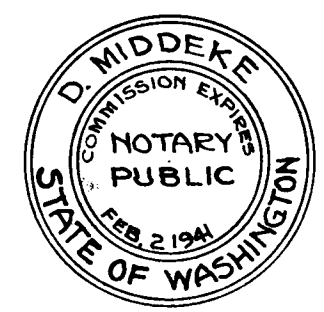


DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Peter David and Winona H. David, husband and wife, owners in fee simple of the above described tract of land as shown on the annexed PLAT OF DAVID'S MARINE ACRES, do hereby declare said Plat and dedicate to the Public for the Public use forever all streets, drives and roads shown thereon and reserve Lot 22 of said Plat for a Community Playground and do hereby bind ourselves, our heirs, administrators, executors and assigns to grant to each purchaser of Lots in this PLAT an undivided interest in said Lot 22 in the proportion of 1/38 undivided interest to attach to each Lot; each owner of a lot therein to have a perpetual right to use said Community Playground in common with all owners of the other Lots therein
Peter David
Winona H. David
Dated MARCH 13, 1940

ACKNOWLEDGMENT

STATE OF WASHINGTON ss.
COUNTY OF SNOHOMISH
This is to certify that on this 13 day of MARCH 1940 personally appeared before me Peter David and Winona H. David, husband and wife, and D.A. DURYEE, MORTGAGEE to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the use and purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written



D. MIDDEKE
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON RESIDING AT EVERETT

TREASURER'S CERTIFICATE

I, Sylvester R. Stumfall, Treasurer of Snohomish County, Washington do hereby certify that all taxes on the above described property have been fully paid up to and including the year 1940

Sylvester R. Stumfall
TREASURER OF SNOHOMISH COUNTY



APPROVALS

Examined and approved this 18 day of March 1940
Clarence Hickey
COUNTY ENGINEER

Examined and approved this 18 day of March 1940
BOARD OF COUNTY COMMISSIONERS
by Frank Ashe CHAIRMAN

668810 RECORDING

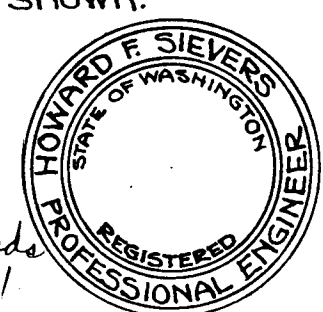
Filed for record at the request of D.A. Duryee at 25 minutes past 11 o'clock A.M. on this 21st day of March A.D. 1940 and recorded on page 67 Vol. II of PLATS, Records of SNOHOMISH COUNTY WASHINGTON.

Verne Sievers
COUNTY AUDITOR
By Oscar H. Johnson, Deputy

ENGINEERS CERTIFICATE

I, HOWARD F. SIEVERS, partner of SIEVERS & DUECY CIVIL ENGINEERS do hereby certify that the annexed Plat of DAVID'S MARINE ACRES is based on an actual survey and that all Lots have been staked and monuments set as shown.

Howard F. Sievers
PROFESSIONAL ENGINEER



668810

For Restrictions Imposed upon Certain
Lots in this Plat see Vol. 306 of Deeds
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SEA BREEZE GARDENS UNRECORDED