

KNOW ALL MEN BY THESE PRESENTS: That BERTHA I. HAGGARD, individually and as executrix of the Estate of Finch Haggard, deceased, and the owner of

Lots 1 to 12 inclusive of Haggard's
Sound View Addition, Snohomish County,
Washington,

hereby declares and establishes the following protective covenants with respect to all of the lots in Haggard's Sound View Addition, Snohomish County, Washington, to wit:

(a) All lots in this Addition shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any lot other than one permanent detached single family dwelling not to exceed two stories in height, and a permanent private garage for not more than two cars, and one permanent guest house not to exceed one and one-half stories in height, and such other small incidental buildings not exceeding 8 feet in height as may be reasonably necessary for the use of the premises for residential purposes.

(b) The property shall be utilized for residence and domestic purposes only, and no building of a temporary nature shall be erected thereon, and all buildings shall be more than 20 feet from the front and rear lines of each lot.

(c) Each residence shall consist of not less than 700 square feet of floor space, to be built on the continuous concrete foundation of double construction, and shall have a brick chimney or equivalent thereto.

(d) Until public sewers are available, all sewage disposal shall be by means of septic tanks and tile disposal fields, in accordance with the regulations of the State of Washington, Department of Public Health, and according to F.H.A. specifications for Western Washington.

(e) No fence, wall, hedge, tree, shrub, lattice work or the equivalent thereof shall be erected, planted, or allowed to grow to a height exceeding 6 feet, unless within 10 feet of the residence, in which event a height of 10 feet is allowed. This provision shall not apply as to tract 12, nor to the northerly margin of tract 1, nor the easterly margin of tract 6.

(f) All residences or other buildings constructed in accordance with these restrictive covenants shall be completed within six months from the time construction is commenced.

(g) No person of any race other than the white or Caucasian race shall use or occupy any building or any

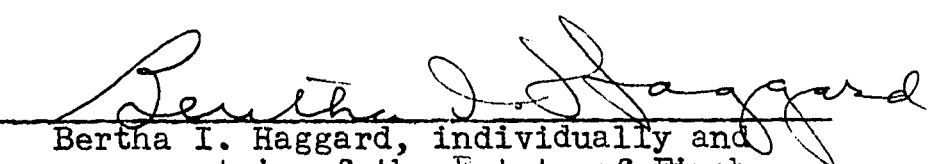
lot, except this covenant shall not prevent occupancy by domestic servants of a different race domiciled with the owner or tenant.

These covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them, until January 1, 1962, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots in said Haggard's Sound View Addition it is agreed to change said covenants in whole or in part.

If the parties hereto, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said covenants, and either to prevent him or them from so doing or to recover damages for such violation.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said BERTHA I. HAGGARD, individually and as executrix of the Estate of Finch Haggard, deceased, has duly executed this instrument this 28th day of October, 1947.


 Bertha I. Haggard, individually and
 as executrix of the Estate of Finch
 Haggard, deceased.

STATE OF WASHINGTON }
COUNTY OF KING } SS

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On this 28th day of October, 1947, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BERTHA I. HAGGARD, individually and as executrix of the Estate of Finch Haggard, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



W. E. Froude
Notary Public in and for the State
of Washington, residing at Seattle.

Filed for Record NOV 19 1947

12:18 P.M. Request of W.E. Froude

GEO. P. DUBUQUE, County Auditor, Snohomish Co. Wash

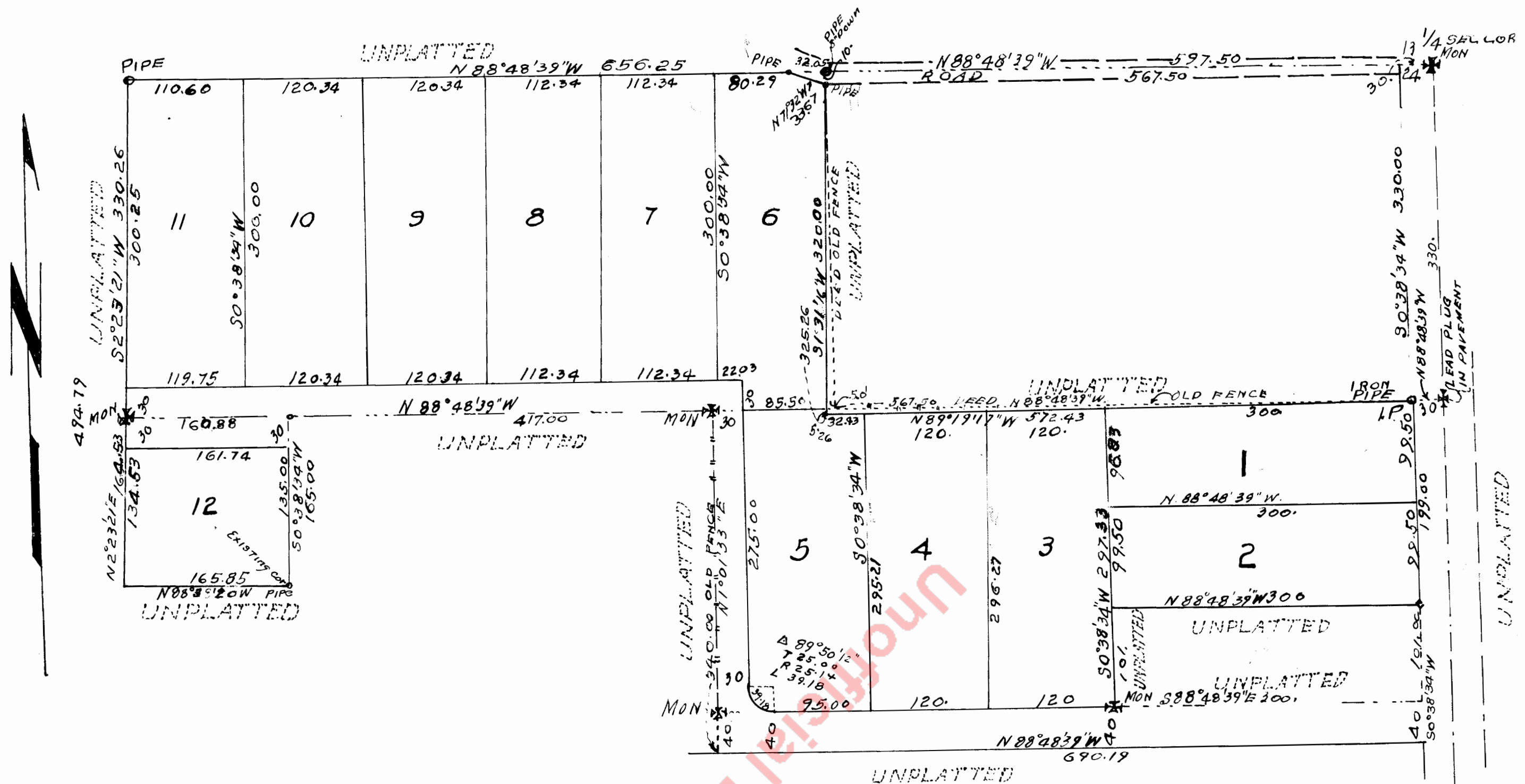
by Victor Larson

Deputy

HAGGARDS-SOUND-VIEW-ADDITION

scale 1" = 100'

H.M. LOVE
CIVIL ENGINEER



DESCRIPTION

Beginning at the $\frac{1}{4}$ section corner of the N.E. Corner of the NW $\frac{1}{4}$ of section 24, T27N, R3E, W.M. Running thence N 88° 48' 39\" W 30.00 feet to the West margin of the County road, thence along said margin 50° 38' 34\" W 330.00 feet to the I.P. and the true point of beginning of this description. Thence 50° 38' 34\" W 199.00 feet, N 88° 48' 39\" W 300.00 feet, 50° 38' 34\" W 101.00 feet to the North margin of a road, thence along said margin S 88° 48' 39\" E 300.00 feet to the West margin of the Highway, thence 50° 38' 34\" W along said Highway 40.00 feet, thence N 88° 48' 39\" W 690.19 feet, N 1° 01' 33\" E 340.00 feet, N 88° 48' 39\" W 417.00 feet, 50° 38' 34\" W 165.00 feet, N 88° 38' 20\" W 165.85 N 2° 13' 21\" E 494.79 feet, S 88° 48' 39\" E 656.25 feet, S 71° 32' 16\" E 33.67 feet, S 1° 31' 16\" W 325.26 feet S 89° 19' 11\" E 572.43 feet, to the point of beginning.

Iron pipes have been set at all lot corners. Any encroachment lines on this property, as determined by old and existing fences have been recognized by the plat.

I, Verne Sievers, Treasurer of Snohomish County, Washington, do hereby certify that all the taxes on the above described tract of land have been fully paid to and including 1948.

Verne Sievers
Treasurer of Snohomish County Wash.

By Deputy County Treasurer

Filed for record at the request of the W.F. Finckle this 19 day of November A.D. 1947, at 4 min past 12 P.M. and recorded in vol. 12 page 84 of Plats records of said County.

By Victor Larson
Deputy Auditor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, Bertha I. Haggard individually, and as Executrix of the estate of Finch Haggard deceased, owner in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever, all streets, Avenues and roads shown thereon, and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts upon the lots and blocks shown on this plat in the original reasonable grading of all streets, Avenues, and roads shown thereon.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 19 day of September A.D. 1947

Bertha I. Haggard
Individually
Bertha I. Haggard
as Executrix of the estate of
Finch Haggard deceased

I, the undersigned professional Engineer, do hereby certify that the Plat of HAGGARDS-SOUND-VIEW ADDITION is based on an actual survey and subdivision of a portion of the NW $\frac{1}{4}$ of section 24, T27N, R3E, W.M. That the distances, courses, and angles are shown thereon correctly and that the monuments have been set and lot and block corners staked on the ground as shown on the Plat

H.M. Love
LICENSE # 996
1947 RENEWAL NO E 927

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF KING

This is to certify that on this 19th day of September A.D. 1947 before me the undersigned, a Notary Public, personally appeared Bertha I. Haggard for herself individually and as executrix of the estate of Finch Haggard Deceased, to me known to be the individual who executed the foregoing dedication, and who acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 19 day of Sept. A.D. 1947.

D. M. Thompson
Notary Public in and for the
State of Washington residing at Seattle

Examined and approved this 30 day of Oct. A.D. 1947 Roy Crane
County Road Engineer.

By Deputy County Road Engineer

Approved by the Board of County Commissioners of Snohomish County this 1st day of Nov. A.D. 1947

Ray, J. Farabee
Secretary of Board of
Board of County Commissioners



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