

818767

The GRANTORS, JOHN A. BURKHEIMER and FRANCES K. BURKHEIMER, his wife, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, in hand paid, convey and warrant to WILLIAM G. GREEN the following described real estate situate in the County of Snohomish, State of Washington, to-wit:

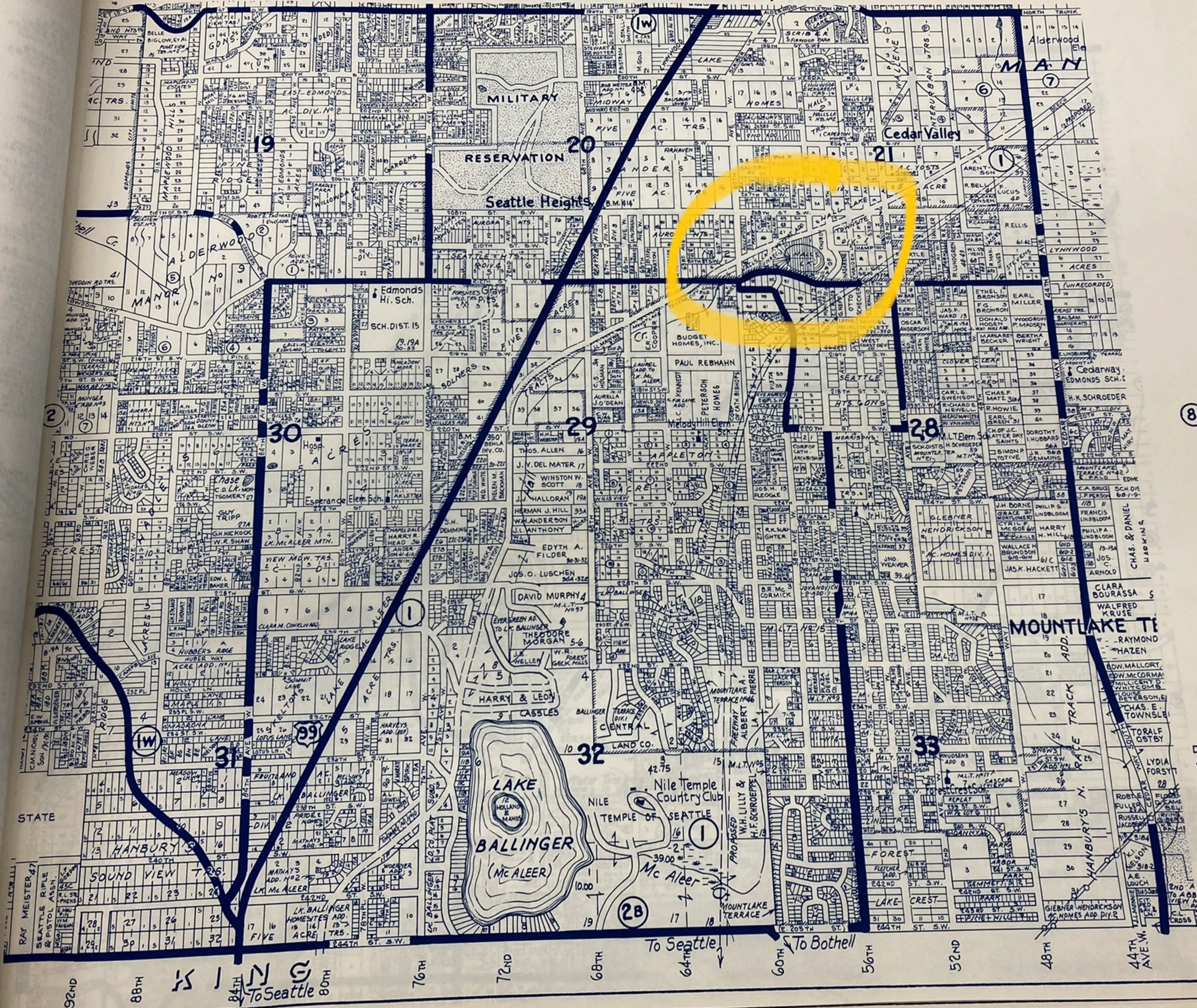
Beginning at the southeast corner of the Southwest quarter (S.W. 1/4) of the Southwest Quarter (SW 1/4) of Section 21, Township 27 North, Range 4 East, W.M.; thence North 0°45' west 450 feet; thence ^{West} 240 feet to the point of beginning; thence South 0°45' East 374.80 feet to the north margin of the county road and an intersection with a curve having radius of 967.96 feet; thence on the arc of said curve to the left 41.86 feet; thence North 0°45' west 386.65 feet; thence West 40 feet to the point of beginning. (Also known as tract 26, Hall's Lake Waterfront Addition, unrecorded)

SUBJECT to the following perpetual restrictions, limitations and conditions which shall run with the land and be binding upon the grantee and all subsequent grantees or vendees and be enforceable by any owner in fee or vendee of any of the lots numbered 1 to 31, inclusive of Hall's Lake Waterfront Addition, an unrecorded plat of Snohomish County, Washington, to-wit:

1. Said lots shall be used only for residential purposes and no business shall be conducted thereon or therefrom.
2. Any building constructed on said lots shall be completed on the exterior and painted within one year from beginning construction, and each residence shall have inside plumbing connected with a septic tank which shall not be nearer than 50 feet of the meander line of the lake as shown by the plat. No building other than a boat house shall be constructed within 25 feet of the meander line of the lake.
3. No dock or obstruction shall be built to extend into the lake more than 30 feet from the meander line of the lake.
4. That portion of all of said lots lying in the lake beyond a distance of 30 feet from the meander line shall be for the joint use of all owners of the lots aforesaid, or any person licensed by such an owner; provided, however, that no public use shall be made thereof.
5. The westerly outlet of said lake on Lots 15 and 16 shall always be maintained and controlled so that the water level of said lake shall remain within one foot of a bench mark to be erected by the grantor herein.
6. Grantor shall have the right to construct a gate or water level control box across the mouth or outlet of the creek flowing from Hall's Lake, for the purpose of maintaining and controlling the water level of the lake and flow of the creek at all times, and for that purpose may go upon lot 16 aforesaid and may clear out or improve said creek across said lot. Grantee or their assignee shall do nothing to obstruct or interfere with the flow or control of the water from said lake.
7. No lot shall be conveyed, sold, leased to or occupied by any person not of the Caucasian race, except servants.

DATED this 27th day of May, 1946.

John A. Burkheimer
Frances K. Burkheimer



DATED MAY 1960
SCALE 4 INCHES = 1 MILE

--LEGEND--
STATE HWY. (S) U.S. HWY. (U)
MAIN PAVED ROADS
IMPROVED & DIRT ROADS
INTERIOR & PRIVATE ROADS
PROPOSED FREEWAY
RAILROADS
TRAILS
INTERMITTENT CREEKS
SCHOOLS
ELEC. PWR. TRANS. LINES
IRRIGATION CANALS
COUNTY RED TRACT NUMBER