

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

STATUTORY WARRANTY DEED

THE GRANTORS, LYLE M. STUART and EVANGELINE L. STUART, his wife, for and in consideration of Ten and no/100 (\$10.00) Dollars and other valuable considerations in hand paid, convey and warrant to GERALD E. HAMBLY and MAY HAMBLY, his wife, the following described real estate, situated in the County of Snohomish, State of Washington:

The West One(1) Acre of Tract 1, Plat of Highway Home Sites, EXCEPT the West 85 feet of said West 1 acre, as per plat recorded in Volume 11 of Plats, on page 93, records of Snohomish County.

SUBJECT TO: Restrictive covenants contained in Deed of Tyee Land Company, a corporation, of the State of Washington, to Bernice Rossman, dated August 3, 1945, recorded August 9, 1945, in Volume 349 of Deeds, on page 538, under File No. 789294, as follows:

"The Grantee for herself, her heirs and assigns, agrees to connect any residence now existing or hereafter erected or placed on the real estate described herein to a concrete septic tank buried in the ground, capable and for the purpose of taking care of the sewage from said residence, and agrees that so long as said residence is used as a dwelling, to maintain such connection with such septic tank in good working order. This agreement shall be binding upon the Grantee, her heirs and assigns until such time as the Grantee, her heirs and assigns, can show an equal or superior method of taking care of the sewage from said residence, and will continuously use such other equal or superior method for such purpose.

The land above described 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, except as a domestic servant actually employed by a white occupant of said premises."

This restrictive covenant is further subject to the modification and clarification thereof by agreement, as attached hereto and marked Exhibit "A".

(This deed is given in fulfillment of contract of sale dated the 10th day of February, 1960. From and after said date the warranties herein shall apply only to the acts of the grantor but prior thereto are full and complete.)

Real Estate sales tax \$115.00 paid Feb. 15, 1960, Snoh. Co. Treas. receipt # 00004
DATED this 10th day of February, 1960.

1150
1265

Lyle M. Stuart (SEAL)
Evangeline L. Stuart (SEAL)

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

On this day personally appeared before me LYLE M. STUART and EVANGELINE L. STUART, his wife, to me known to be the individuals described therein and executed the within and foregoing instrument, and acknowledged that the same as their free and voluntary act and deed, for the uses therein mentioned.

GIVEN under my hand and official seal this 10th day of February,



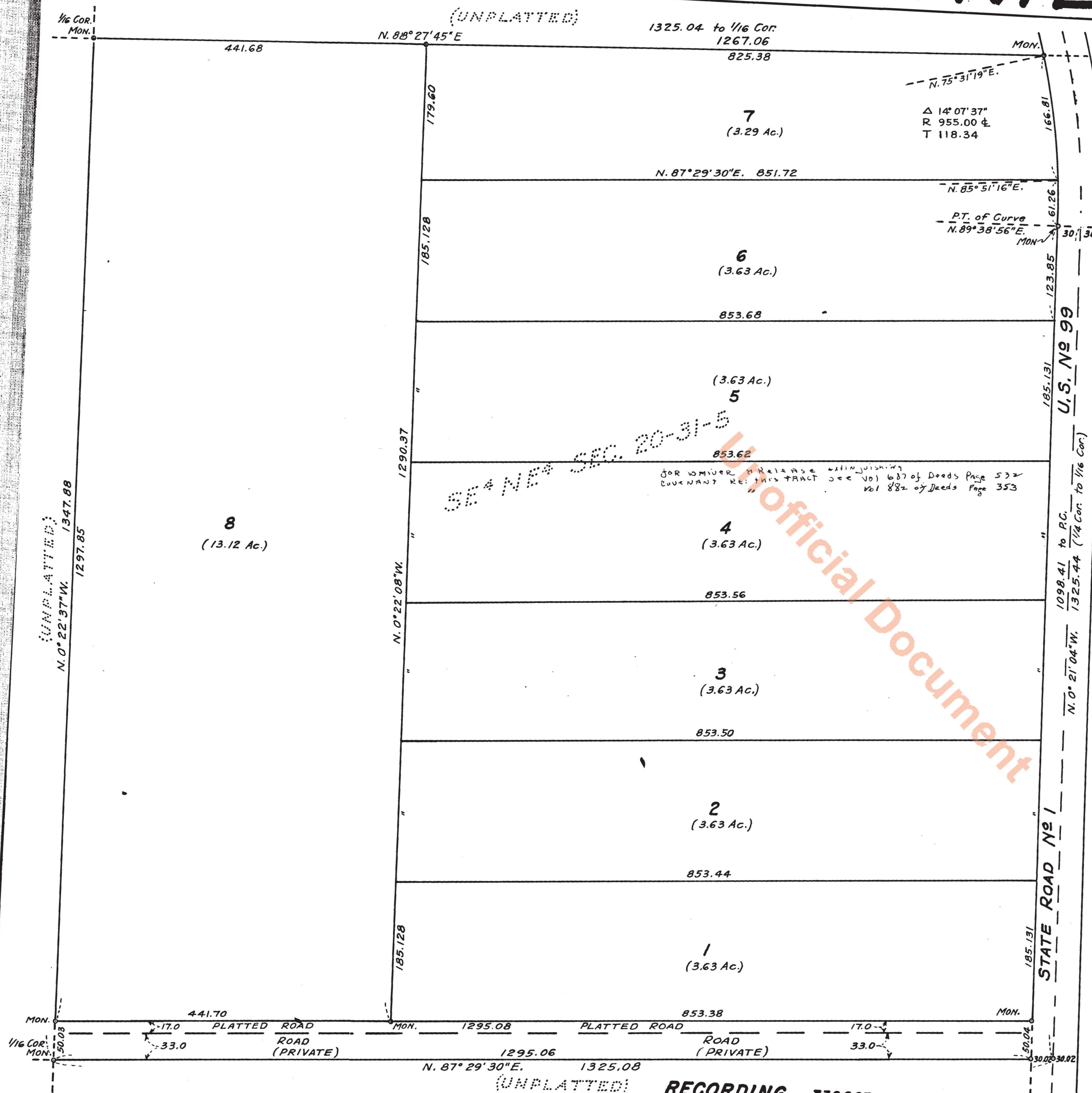
REAL ESTATE SALES TAX
AMOUNT PAID \$115.00
RECEIPT NO. 00004
Stamped Feb. 15, 1960
OCT 27 1965
Lyle M. Stuart
Evangeline L. Stuart
Gerald E. Hambley
MAY HAMBLEY

Louis R. Rutter
Notary Public in and for the State
of Washington, residing at Everett.
Marysville

1819917 637 S
H 647 249

OCT 27 1965

HIGHWAY HOME SITES



DESCRIPTION

This Plat of Highway Home Sites embraces all of the following described property: The Southeast quarter of the Northeast quarter of Section Twenty (20) Township 31 North, Range 5 East, W.M. lying westerly of State Road No 1 - U.S. No 99, except the South 33 feet of said Southeast quarter of the Northeast quarter.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the TYEE LAND COMPANY, a corporation existing under the laws of the State of Washington, owner in fee simple of the above described tract of land as shown on the annexed Plat of Highway Home Sites, hereby declares said plat and dedicates to the public for the use of the public forever the road designated as "PLATTED ROAD" shown on the face of this plat.



TYEE LAND COMPANY

by: D.A. DURYEE, Pres't.

Attest: Steve Saunders
SEC.

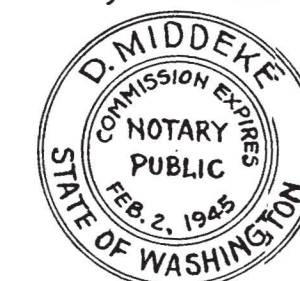
SCALE: 1" = 100'

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } S.S.

This is to certify that on this 24 day of November 1942 personally appeared before me D.A. Duryee and Steve Saunders to me known to be the President and Secretary, respectively of the TYEE LAND COMPANY the corporation that executed the within and foregoing instrument, and acknowledged to me that they signed and sealed the same as a free and voluntary act and deed of the said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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, Anders Anderson, 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 1943.



Anders Anderson
TREASURER SNOHOMISH COUNTY

ENGINEER'S CERTIFICATE

I, Howard F. Sievers, partner of Sievers & Duecy, CIVIL ENGINEER, do hereby certify that this Plat of Highway Home Sites is based on an actual survey and that all lots have been staked and monuments set as shown.



Howard F. Sievers
PROFESSIONAL ENGINEER

APPROVALS

Examined and approved this 23 day of November 1942.

Clarence Hickey
COUNTY ENGINEER

Examined and approved this 30th day of November 1942.

BOARD OF COUNTY COMMISSIONERS

by: Frank Ashe
CHAIRMAN

RECORDING 739007

Filed for record at the request of Steve Saunders
at 35 minutes past 10 o'clock A.M. on this 30 day of November A.D. 1942.
and recorded on page 93 Vol. 11 of Plats records of Snohomish County, Washington.

Vernie Sievers by: D.E. Neubecker, deputy
COUNTY AUDITOR