

1386989 Statutory Warranty Deed

PUGET SOUND
TITLE INSURANCE COMPANY

VOL 707 PAGE 340

158 E
49 B
VOL 707 PAGE 340

EVERETT Abstract & Map Co
March 8 11 05

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1386989 Statutory Warranty Deed

REAL ESTATE SALES
AMOUNT PAID \$8.50
RECEIPT NO. 12537

MAR 8 - 1960

THE GRANTOR MARGARET E. ESSER, dealing in her sole and separate property

for and in consideration of ten dollars and other valuable considerations

in hand paid, conveys and warrants to CLIFFORD A. BOTHELL and VERA L. BOTHELL, his wife,

the following described real estate, situated in the County of Snohomish, State of Washington:

Lot 27, block 1, Lake Roesiger Beach, as per plat recorded in volume 11 of Plats on pages 48, 49, and 50, records of Snohomish County, TOGETHER WITH shorelands of the second class, as conveyed by the State of Washington, situate in front of, adjacent to or abutting to said lot 1,

Subject to reservation of minerals, etc. as provided by section 7797-56 of Remington's Revised Statutes, and reservation of right to acquire rights of way, etc., as provided by section 8107-1 of said statutes, as contained in Deed made by State of Washington to Clifford-Tulloch Company, Inc. dated Sept. 22, 1943, filed in the Auditor's office of Snohomish County, Washington Oct. 6, 1943 under file No. 755381 and recorded in volume 314 of Deeds on page 395, affecting the shorelands described herein; and

Restrictive covenants contained in deed from A. E. Priem and Mae Miller Priem, his wife, to A.B. Shaw, dated Sept. 30, 1940, filed in the auditor's office of Snohomish County, Washington on Dec. 10, 1940 under file No. 688529 and recorded in volume 297 of Deeds on page 59, as follows: "The land front being restricted for the use in common with all other shore owners for bathing, boating and fishing only; the upland property shall not be used for manufacturing, public amusements, or public resorts; the purchaser shall comply with all reasonable regulations as to keeping the lake sanitary and beautiful; said property shall not be sold, lease, or rented to any person not of the Caucasian race; all these conditions are covenants running with the land and all grantees of the purchaser are bound thereby."

Dated this 1st day of March, 1960.

Margaret E. Esser

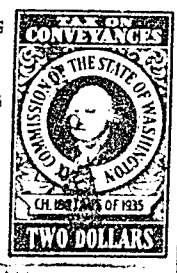
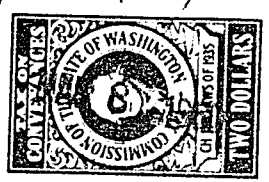
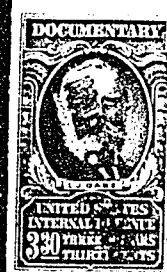
STATE OF WASHINGTON, }
County of King } ss.

On this day personally appeared before me MARGARET E. ESSER

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of March

Thomas O. Kelley
Notary Public in and for the State of Washington,
residing at Seattle



LAKE ROESIGER BEACH

Scale: 1 in = 100 ft.

SHEET 1

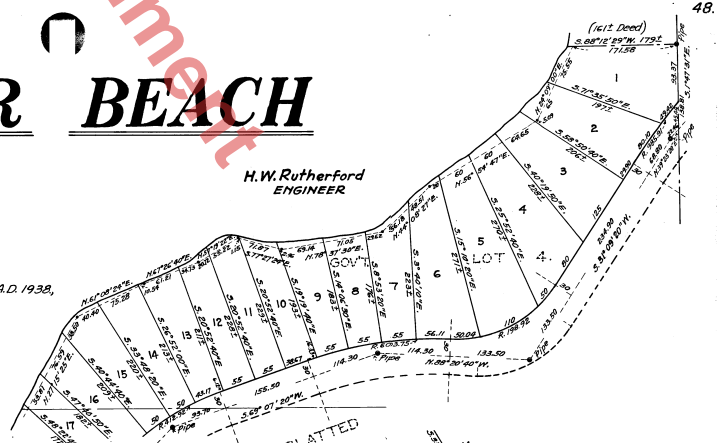
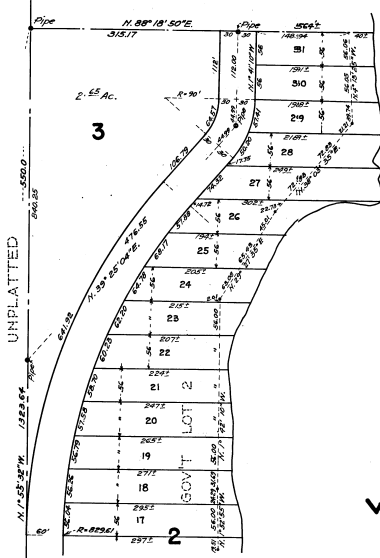
H.W. Rutherford
ENGINEER

628554

Filed for record at the request of Stuart S. Tulloch
at 55 min past 9 o'clock A.M. this 15th day of July, A.D. 1938,
and recorded on page 46, 49 & 50 volume 11 of Plats,
records of Snohomish County, Washington.

Wm. Lewis
County Auditor
By *Deane Johnson*
Deputy

UNPLATTED



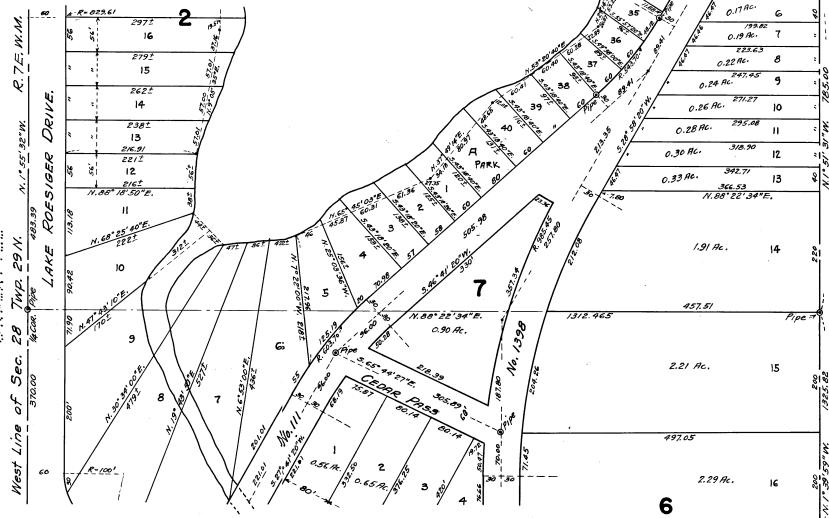
UNPLATTED

DESCRIPTION

This plat of "Lake Roesiger Beach" covers and includes the following described tracts or parcels of land:
The Northwest quarter (NW 1/4) of the South-West quarter (SW 1/4), Government Lot Two (2); And that portion of Government Lots Three (3) and Four (4) lying between the county road and Lake Roesiger, less that portion of Government Lot Four (4) conveyed to Herman R. Maves by deed recorded in Volume 545 of Deeds, Page 458, records of Snohomish County, Washington, and more particularly described as follows: From the meander corner on the line between Sections Twenty-one (21) and Twenty-eight (28), Township Twenty-nine (29) North, Range Seven (7) East, W.M., thence South parallel to the 1/4 line in Section Twenty-eight (28) a distance of 230 feet; thence West 99 feet to the point of intersection of said 1/4 line with the shore of Lake Roesiger, which is the true point of beginning; thence South on the 1/4 line 300 feet; thence West 161 feet to the intersection with the shore line of Lake Roesiger; thence in a northeasterly direction following the shore line of said lake to the true point of beginning, containing 1 acre in Lot Four (4), Section Twenty-eight (28), Township Twenty-nine (29) North, Range Seven (7) East, W.M.
Also less County road. All situated in Section Twenty-eight (28), Township Twenty-nine (29) North, Range Seven (7) East, W.M., in Snohomish County, Washington.

All courses and dimensions are as shown upon the face of the plat.

Unofficial Doc

SHEET 2.DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that K&K TIMBER COMPANY, a corporation organized and existing under the laws of the State of Washington, owner in fee simple of the land hereby platted, and PEOPLES NATIONAL BANK OF WASHINGTON, a National Association, as Trustee mortgage of said lands, and CLIFFORD-TULLOCH COMPANY, Inc. a corporation organized and existing under the laws of the State of Washington, as contract purchaser of same, hereby declare this plat and dedicate to the use of the public forever the roads shown hereon and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts or fills upon the lots shown on this plat in the reasonable original grading of all the roads shown hereon.

The tract designated hereon as tract "A", is hereby dedicated to the use of the public forever for park and recreational purposes.

In Witness Whereof, the said corporation designated hereon as the owner of the lands included in said plat has caused these presents to be executed by its Vice President and Secretary and its corporate seal to be hereunto affixed, and the said National Association named as mortgagee in the within Dedication has caused these presents to be executed by its Vice President and Cashier and has also caused its seal to be hereunto affixed, and further the said corporation named in the within instrument as the contract purchaser has also caused these presents to be executed by its President and Secretary and its corporate seal to be hereunto affixed this 14th day of June A.D. 1938.

K&K TIMBER COMPANY
By L. T. Mackinnon
Its Vice President

Attest: B. H. Snowden
Its Secretary

PEOPLES NATIONAL BANK OF WASHINGTON
Trustee

By E. L. Blaine Jr.
Its Vice President

Attest: C. A. Post
Its Cashier

CLIFFORD-TULLOCH COMPANY INC.

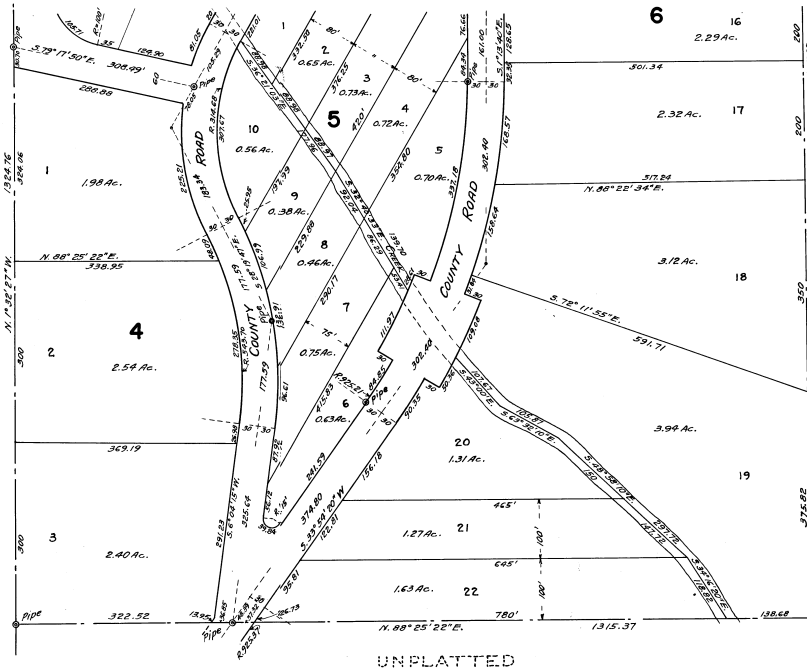
By Stewart J. Tulloch
Its President

Attest: Edward Clifford
Its Secretary

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SHEET 3**ACKNOWLEDGEMENT**

State of Washington } ss.
County of King

This is to certify that on this 14th day of June, A.D. 1938, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared L.F. Macklem and B.H. Snowden, to me known to be the Vice-President and Secretary, respectively, of K & K Timber Company, E.L. Blaine Jr. and C.L. Yost, to me known to be the Vice-President and Cashier, respectively, of Peoples National Bank of Washington, and Stuart S. Kitch and Edward Clifford, to me known to be the President and Secretary, respectively, of Clifford-Tulloch Company, Inc., the corporations and National Association that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporations and National Association for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument, and that the seals affixed are the seals of said corporations and association.

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

Carl Schuch Jr.
Notary Public in and for the State
of Washington, residing at Seattle.

ENGINEERS CERTIFICATE

I hereby certify that the annexed plat of "LAKE ROSSIGER BEACH" is based upon an actual survey of the land embraced therein, that courses and distances are correct, that lots have been stated and monuments set as shown.

H. W. Rutherford
Professional Engineer

TREASURERS CERTIFICATE

I, Sylvester R. Stumfall, Treasurer of Snohomish County, Washington do hereby certify that all of the taxes on the above described tract of land have been fully paid up to and including the year 1938.

Sylvester R. Stumfall
Treasurer of Snohomish County
By J. A. Ballou Deputy

PLANNING COMMISSION APPROVAL

Approved after public hearing by Snohomish County Planning Commission this 11th day of July, A.D. 1938.

William Mero
Chairman of Board

Examined and approved this 11 day of July A.D. 1938.

Clarence Hickley
County Engineer

Examined and approved this 11 day of July A.D. 1938.

William Mero
Chairman Board County Commissioners

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