

RESTRICTIONS RELATING TO USE OF LAND HEREINAFTER  
DESCRIBED

The Everett Improvement Company, a Washington corporation, the owner of all the real estate hereinafter described, for the consideration of the mutual benefits to be derived by it and its successors in ownership of the said real property, hereby imposes upon and against said real estate the following restrictions, reservations, easements and covenants hereinafter referred to as "Restrictions". Any use which the said Everett Improvement Company itself may make of any of said real estate shall be in conformity with these Restrictions, and all sales of any portion or portions of any or all said real estate during the life of these Restrictions shall be subject to such Restrictions. The real estate referred to above is described as follows:

Lots One (1), One A (1A), Two (2) to Seven (7) inclusive, Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12) to Fifty-six (56) inclusive, and Sixty-one (61) to One Hundred Forty-three (143) inclusive, all as shown upon the plat of Legion Park Addition to Everett Division No. 2 situated in Snohomish County, Washington.

RESTRICTIONS

1. Lot 1 and 1A together shall be construed as one building site.
2. All of the lots above described shall be known as residential lots and no structures shall be erected or maintained on any of said lots excepting one single detached private residence, private garage and other small outbuildings appurtenant to said residence. No such residence erected or maintained upon Lots 1, 1A (the same to be construed and treated as one lot), Lots 2 to 7 inclusive, Lots 8, 9, 10, 11 and 12 to 38 inclusive shall represent the fair reasonable cost of less than \$5,000.00.  
And no such residence erected or maintained upon Lots 39 to 56 inclusive or upon Lots 61 to 143 inclusive shall represent the fair reasonable cost of less than \$4,000.00.
3. Each residence shall rest on a continuous concrete, stone or brick foundation and no wall of any residence or any other building shall be nearer than 20 feet to the front lot line nor nearer than 5 feet to any side lot line of any lot.
4. No building shall be erected upon any of said lots higher in elevation than two (2) stories.

5. No noxious or offensive trade or occupation shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
6. No lot shall be sold, conveyed, rented, nor leased in whole or in part to any person not of the White or Caucasian race nor shall any person not of the White or Caucasian race be permitted to occupy any portion of any lot, or of any building thereon, excepting as a non-paying guest or as a domestic servant actually employed by a White or Caucasian occupant or owner of the lot or dwelling.
7. No trailer, basement, garage or other outbuilding erected or placed on any lot shall at any time be used as a temporary residence; nor shall any temporary structure of any character be erected or placed on any lot for use as a residence.
8. No buildings or structures shall be moved on to any land or lot described above from any land outside of said mentioned plat.
9. The work or construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until the exteriors thereof are completed and painted.
10. Invalidity of any of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
11. The above restrictions are to run with the land and shall be binding upon all parties and persons owning, leasing or using said lots until June 1, 1965.
12. A perpetual easement for the installation and maintenance of an electric power line and one or more other public utilities is reserved by the said Everett Improvement Company, its successors or assigns over the rear 5 feet of each of the following lots described herein, to-wit: Lots 8, 9, 10, 11 and 12 to 56 inclusive and Lots 61 to 71 inclusive, and Lots 73 to 143 inclusive, and over and across the westerly 5 feet of Lot 30, the southerly 5 feet of Lot 44 and that portion of Lot 72 lying east of a straight line located 5 feet west of and parallel with the easterly boundary line of the southeast quarter of the southwest quarter of Section 8, Township 29 north of Range 5 E.W.M. All of the above mentioned lots are in the plat above described. For the purposes of clarification the rear lot line of Lot 61 shall be deemed to be the westerly boundary line of said lot and the rear lot line of Lot 97 shall be deemed to be the southerly lot line of said lot and the rear lot line of Lot 107 shall be deemed to be the northerly lot line of said lot.

The Everett Improvement Co. has in contemplation the possible use of Lots 57, 58, 59, 60 and 60A of said mentioned plat as business property and said Restrictions shall not apply to said lots.

Dated this 8th day June, 1945.

EVERETT IMPROVEMENT COMPANY

By

*[Signature]*  
Vice-Pres.

And

*Lewis King*  
Secretary.

STATE OF WASHINGTON)  
                                  ) ss.  
County of Snohomish)

On this 16th day of July, 1945 before me, personally appeared D. A. Duryee to me known to be the Vice-President and Lewis King to me known to be the Secretary of the EVERETT IMPROVEMENT COMPANY, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of 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.

*Eileen Johnson*  
Notary Public in and for the State of Washington,  
residing at Everett, Snohomish County.



# LEGION PARK ADDITION TO EVERETT

## DIVISION No 2

See Vol 37 Snohomish County Records Page 40  
350 P. Dubuque, County Auditor, 14 Feb 1945  
Restrictions in Plat  
348 Deeds 168  
by Ryan

SIEVERS & DUECY  
CIVIL ENGRS.

Conc. Mon.  
1/6 Cor.

LEGION MEMORIAL PARK (MUNICIPAL GOLF COURSE)

### DESCRIPTION

The Plat of LEGION PARK ADDITION TO EVERETT DIVISION No 2 embraces the following described tract of land: All of the SE 1/4 of the SW 1/4 lying Northwesterly of State Road No 1 and that portion of the SW 1/4 of the SE 1/4 lying Northwesterly of State Road No 1 and Westerly of Grand Avenue, all in Section 8 Twp 29 North, Range 5 East, W.M. and containing 39.91 acres in the SE 1/4 SW 1/4 and 6.54 acres in the SW 1/4 SE 1/4.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the EVERETT IMPROVEMENT 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 LEGION PARK ADDITION TO EVERETT DIVISION No 2, hereby declares said Plat and dedicates to the public for the use of the public forever all streets, roads, avenues, and alleys shown thereon.

by: *[Signature]*  
VICE PRESIDENT  
by: *[Signature]*  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH ss.  
This is to certify that on this 6th day of February 1945, personally appeared before me D.A. DURYEE and LEWIS KING to me known to be the Vice president and Secretary respectively of the EVERETT IMPROVEMENT COMPANY, the corporation that executed the within and foregoing instrument and who 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.

*[Signature]*  
Notary Public in and for the State of Washington residing at Everett.

### TREASURER'S CERTIFICATES

I, A.C. Conn, 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 1944.

For Partial Vacation St. & Alley between Tr. 60 & Tr. 1 see Vol. 9030 pg. 472. State Auditor, Auditor.  
By A.M. Paul, Deputy.

TREASURER SNOHOMISH CO.

I, Charles R. Dobler, Treasurer of the CITY OF EVERETT, do hereby certify that all local improvement Assessments on the above described property, up to the date of this certificate have been fully paid.

Feb. 14, 1945.

CITY OF EVERETT TREASURER

### ENGINEER'S CERTIFICATE

I, Howard F. Sievers, partner of Sievers & Duecy, CIVIL ENGINEER, do hereby certify that the annexed Plat of LEGION PARK ADDITION TO EVERETT, Division No 2, is based on an actual survey and that all lots have been staked and monuments set as shown.

*[Signature]*  
PROFESSIONAL ENGINEER

LEGION MEMORIAL PARK (MUNICIPAL GOLF COURSE)

### APPROVALS

Examined and approved this 14 day of Feb. 1945

*[Signature]* CITY ENGINEER  
*[Signature]* CITY ATTORNEY  
*[Signature]* CITY CLERK

Examined and approved this 14 day of Feb. 1945  
MUNICIPAL PLANNING COMMISSION

*[Signature]*  
SECRETARY

### UNPLATTED

Examined and approved this 26 day of Feb. 1945

*[Signature]* COUNTY ENGINEER  
*[Signature]* CHAIRMAN BOARD COUNTY COMMS.

### RECORDING

Filed for record at the request of D.A. Duryee & Co., at 25 minutes past 1 o'clock P.M. on this 14 day of March A.D. 1945 and recorded on page 4 - Volume 12 of Plats Records of Snohomish County, Washington.

SNOHOMISH COUNTY AUDITOR  
R. DE V.

SCALE  
1"=100'

