

Statutory Warranty Deed

1053714

THE GRANTOR JOHN A. CALDWELL & EDYTHE P. CALDWELL, his wife -

for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations -

in hand paid, conveys and warrants to HELEN D. KARAS, a single woman -

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

Tract one hundred twenty-seven (127), Plat of Shasta Park Tracts Division 1, as per plat thereof, recorded in Volume 12 of Plats at page 95, records of Snohomish County.

SUBJECT TO: restrictions and reservations of record.

This property shall not be sold or rented to, or used by, any persons not of the Caucasian race.

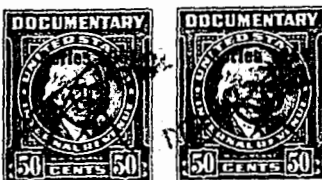
Purchaser is to assume water assessment.

An outstanding undivided one-half interest in all gas and oil in said property.



This deed is given in fulfillment of a real estate contract of sale dated 11/1/46, 1951, and accepted by the purchasers as such an interest subject to any taxes or assessments that may be levied against said property since said date and is also subject to any liens or encumbrances that may have been placed on the property through the acts of the grantees.

Real Estate Sales Tax
PAID under receipt
No. 66062



Dated this 26th day of December, 1951

John A. Caldwell (SEAL)
Edythe P. Caldwell (SEAL)

STATE OF *Washington*, ss.
County of *Shelby*

On this day personally appeared before me

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

GIVEN under my hand and official seal this

P

day of

Feb.

, 1952

James S. Moffat
Notary Public in and for the State of Washington, *James*.
residing at *Millington, James*.
My Commission Expires July 14

STATE OF CALIFORNIA

County of *Santa Clara* ss.

Request of

Helen D Karas

RFD. P. DUBUQUE, County Auditor

On this *12th* day of *February* in the year one thousand nine hundred and *Fifty Two*
before me, *M. E. Hewkins* a Notary Public in and for the

County of *Santa Clara*, State of California, residing therein,
duly commissioned and sworn, personally appeared

Edythe P. Caldwell
known to me to be the person whose name *is* subscribed to the within instrument and acknowledged to me that *she* executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the *Santa Clara* county of *Santa Clara* the day and year in this certificate first above written.

Notary Public in and for the

County of *Santa Clara*
State of California
My Commission Expires *January 27, 1954*

SHASTA PARK TRACTS DIVISION NO. 1

A REPLAT OF PORTIONS OF BLOCKS 1, 4 AND 5 IN THE PLAT OF SHASTA PARK, AND ALL OF LOTS 3 AND 4, BLOCK 12, ALDERWOOD MANOR NO. 12

DESCRIPTION

The Plat of SHASTA PARK TRACTS, DIVISION NO. 1 embraces the following described tract of land; Commencing at the Northeast corner of Section 34, T27N, R4E, the true point of beginning; thence S88°41'34"W along the North line of said Section 34 for 910.56 ft; thence S0°51'W for 2743.19 ft; thence S0°41'10"W for 1325.60 ft to an intersection with the South line of the Northeast Quarter of the Southeast Quarter of said Section 34 and the Northwest corner of Lot 4, Block 12, Alderwood Manor No. 12; thence S0°00'52"W along the West line of said Lot 4 for 615.87 ft to an intersection with the Northerly right of way margin of Alaska Way; thence N86°49'32"E along said Northerly right of way margin for 68.32 ft; thence follow the arc of a curve to the right having a radius of 551.70 ft and consuming an angle of 53°53'02" for 518.85 ft; thence follow the arc of a curve to the left having a radius of 200 ft and consuming an angle of 129°11'12" for 45.09 ft; thence N11°31'22"E along the Westerly right of way margin of Floral Way for 214.59 ft; thence follow the arc of a curve to the right having a radius of 430.30 ft and consuming an angle of 46°31'30" for 349.41 ft; thence N58°02'58"E for 132.10 ft to an intersection with the East line of Lot 3, Block 12, Alderwood Manor No. 12; thence N0°00'52"E along said East line of lot 3 for 213.80 ft to the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 34; thence N0°41'10"E along the East line of said section 34 for 1330.61 ft to the East one quarter corner of said section 34; thence N0°51'E for 2790.74 ft to the Northeast Corner of said section 34, the true point of beginning, with the exception of the tracts marked A, B and C on the annexed map. The above description being a portion of Blocks 1, 4, and 5 in the Plat of Shasta Park and all of Lots 3 and 4 Block 12, Alderwood Manor No. 12

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the General Realty Corporation, a Washington Corporation, and Edward A. Clifford and Richard A. Clifford, contract purchasers, join in the execution of this Plat and hereby declare this plat and dedicate to the public for the use of the public forever all roads and drives shown thereon and the use thereof for any and all public purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of DECEMBER of 1947.

GENERAL REALTY CORPORATION

H. B. Jones

E. A. Niemeir

SECRETARY

CONTRACT PURCHASERS

Edward A. Clifford

Richard A. Clifford

ACKNOWLEDGMENTS

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

This is to certify that on this 3rd day of DECEMBER 1947, personally appeared before me H. B. Jones and E. A. Niemeir, the President and Secretary respectively of the General Realty Corporation, 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 and on oath stated that they are 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.

Notary Public in and for the State of Washington Residing in Seattle.

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

This is to certify that on this 3rd day of DECEMBER 1947, personally appeared before me Edward A. Clifford and Richard A. Clifford, to me known to be the individuals who executed the within and foregoing instrument and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington Residing in Seattle.

ENGINEER'S CERTIFICATE

I, Howard F. Sievers, Partner of Sievers and Duecy, Civil Engineer, do hereby certify that the annexed Plat of SHASTA PARK TRACTS DIV. 1 is based on an actual survey and that all lots have been staked and monuments set as shown.

Howard F. Sievers
PROFESSIONAL ENGINEER

NOTE: For Treasurers Certificate, Approvals, and Recording, refer to Sheet No. 2 of 3.

TO NW CORNER OF THE NE¹/₄NE¹/₄ OF SEC. 34-27-4

443.57

ALDERWOOD MANOR NO. 6

NE CORNER OF SEC. 34-27-4 TRUE POINT OF BEGINNING



Waiver & Release for Restriction Re: this Plat see Volume 681 of Deeds page 321. D. E. NEUBECKER, County Auditor

Revised Restriction for Consent this 12th day of December 1947 Volume 296 of Deeds page 81. D. E. NEUBECKER, County Auditor

SCALE 1"=100'

SIEVERS & DUECY
CIVIL ENGR.

• = IRON PIPE MON.

✱ = CONCRETE MON.

SE CORNER OF THE NE¹/₄NE¹/₄ OF SEC. 34-27-4

873532

SHEET 1 OF 3

SHASTA PARK TRACTS DIVISION N^o 1

A REPLAT OF PORTIONS OF BLOCKS 1, 4 AND 5 IN THE PLAT OF SHASTA PARK, AND
ALL OF LOTS 3 AND 4, BLOCK 12, ALDERWOOD MANOR NO. 12

TREASURER'S CERTIFICATE

I, Verne Sievers, Treasurer of Snohomish County Washington, do hereby certify that all taxes on the above described tract of land have been fully paid up to and including the year 1949.

Verne Sievers
TREASURER OF SNOHOMISH COUNTY

APPROVALS

Examined and approved on this 10 day of March 1948.

Ray Crane
COUNTY ENGINEER

Examined and approved on this 15 day of March 1949.

BOARD OF COUNTY COMMISSIONERS

Ray J. Fausch
CHAIRMAN

873532

RECORDING

Filed for record at the request of Edward A. Clifford at 14 minutes past 2 o'clock P. M. on this 16 day of March A.D. 1948 and recorded on page 95 volume 12 of Plats, records of Snohomish County Washington.

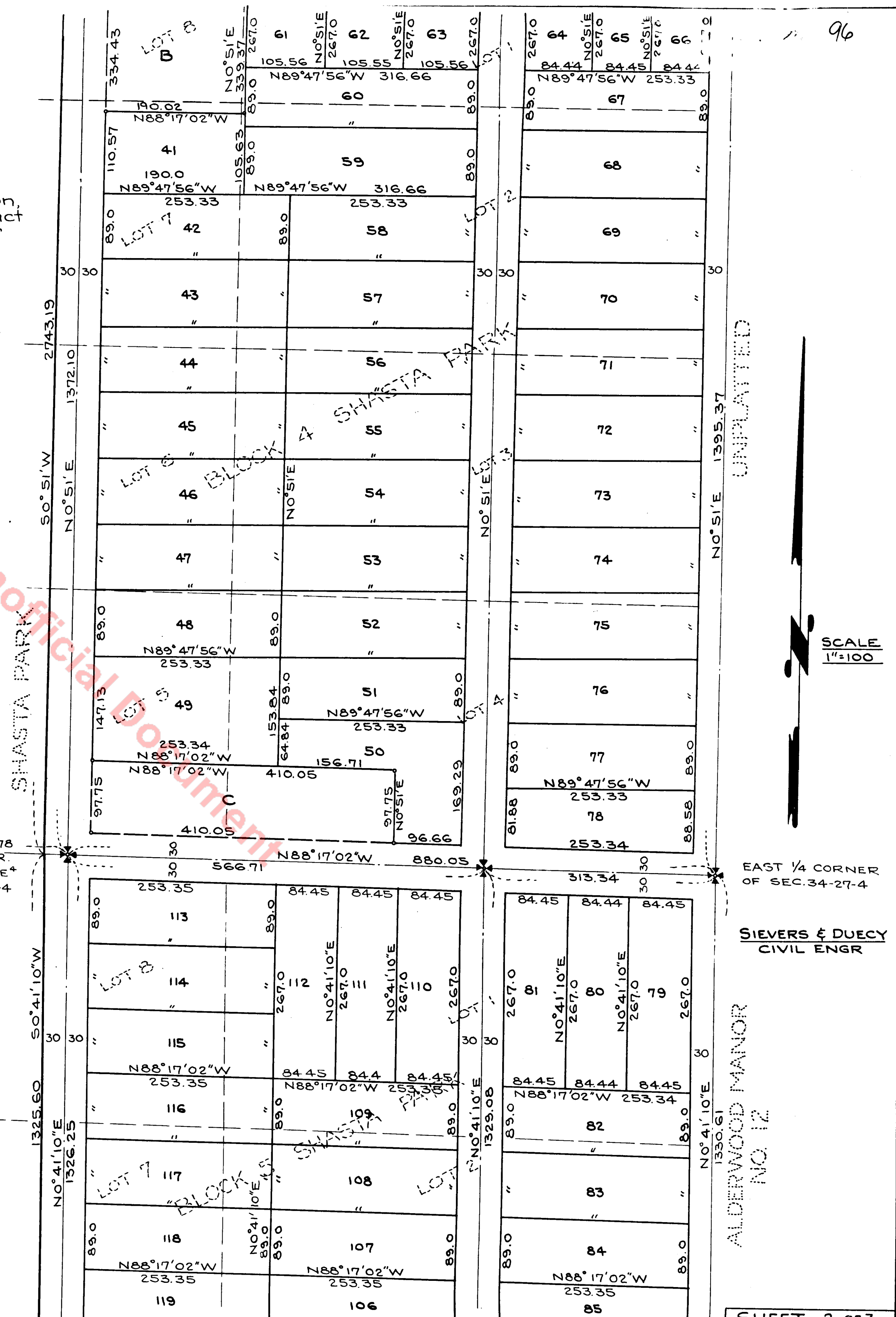
Geo. P. Dubuque
AUDITOR, SNOHOMISH COUNTY
By *Victor Larson*
Dep. Co. Aud. #3852

COVENANT
For RE NT 41 this PLAT see
Volume 965 of Official Records, page 551
HENRY B. WHALEN, County Auditor
By MITCHEL NEHRP, DEPUTY

• = IRON PIPE MONUMENT

✱ = CONCRETE MONUMENT

439.78
TO NW COR.
OF THE NE¹SE⁴
OF SEC. 34-27-4



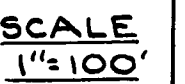
EAST 1/4 CORNER
OF SEC. 34-27-4

SIEVERS & DUECY
CIVIL ENGR

ALDERWOOD MANOR
NO. 12

A REPEAT OF PORTIONS OF BLOCKS 1, 4 AND 5 IN THE PLAT OF SHASTA PARK,
AND ALL OF LOTS 3 AND 4, BLOCK 12, ALDERWOOD MANOR NO. 12

DETAIL "A"
SCALE 1" = 30'



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