

THE GRANTOR, POPE & TALBOT, INC., a corporation, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, conveys and warrants to GEORGE E. TAFT and RUTH E. TAFT, of Seattle, Washington, the Grantees, the following described real estate, to-wit: Lot Nine (9), in Block One (1), SHELBY NO. 2, according to the recorded plat thereof in the office of the County Auditor of Snohomish County, Washington, situated in Snohomish County, State of Washington, together with improvements thereon, subject to statutory reservations, if any.

Said premises are conveyed to the Grantees upon the following conditions, covenants and agreements, and subject to the following limitations and restrictions:

That the said Grantees, their heirs and assigns, shall not, at any time prior to December 31, 1951, build, erect or maintain, or cause or permit to be erected, built or maintained, upon said land, or any part thereof, any dwelling house constructed at a cost of less than One Thousand Dollars (\$1,000.00), and shall not maintain upon the shore of Lake Serene any boathouse, except for the use of the occupants of said premises, houseboat or beach or shore resort of any kind or nature whatsoever, and shall not upon said real property carry on or conduct any business or commercial affairs whatsoever, and shall not upon said property raise any poultry or any animals for commercial purposes or for profit, and that upon said premises no outhouse or outbuilding of any kind shall be erected, except a garage for the use of the occupants of said premises, and that neither the Grantees, nor their heirs or assigns, shall erect, maintain or operate upon said real property, or any part thereof, any eating house, restaurant, soft drink place or other place of public resort, or any commercial business whatever; and upon the further condition, covenant and agreement, and limitation and restriction, that neither the Grantee, nor their heirs or assigns, shall at any time prior to December 31, 1951, construct or maintain upon said premises any cesspool or permit or cause the sewage from said premises, or any house or improvement thereon erected, to flow into Lake Serene, or into any creek running through Shelby No. 2, except by means of a septic tank such as shall be approved by the health authorities of the County of Snohomish or the State of Washington, and shall not dump or throw into either Lake Serene, or any creek running through Shelby No. 2, any refuse or garbage.


And this deed is made upon the further condition, covenant and agreement, limitation and restriction, that neither the said premises or any house, building or improvement thereon erected, shall at any times be occupied by persons of the Ethiopian race, or by Japanese or Chinese, or any other Malay or Asiatic race, save and except as domestic servants in the employ of persons not coming within this restriction.

All of the foregoing conditions, covenants, agreements, limitations and restrictions shall be deemed covenants running with the land and binding upon the Grantees, their heirs, assigns, grantees and personal representatives, and in case of a breach of the said conditions, or the violation of the foregoing covenants and agreements to be kept and performed by the said Grantees, their heirs, assigns, grantees or legal representatives, then this deed shall be subject to forfeiture and become absolutely null and void, and the title to said premises hereinabove conveyed shall immediately revert to the Grantor, its successors or assigns, as fully and completely as though this deed had never been executed.

There are excluded from the warranties of this deed any and all unpaid taxes and assessments, and any and all liens, incumbrances, charges and liabilities of whatsoever kind created, permitted or imposed upon said property from and after the 30th day of June, 1941.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal this 12th day of May, 1950.

Attest:


John H. Smith Secretary
Edna M. Hunter Vice President

SHELBY No.2

For Re-Plat of Tracts 123 Incl 4 Tracts 157 Incl Block 4 of this Plat see Shelby No. 5. Vol. 112 Plat 42.

Scale 1" = 200'

ROLLAND S. HALL for known Private Reservation Restrictions of Bot 12 Blacky, Shelby No. 2
ENGR. Vol. 723 D Pg. 49 - Vol. 34 C. P. 209
S. DeBuge, Auditor
By J. M. King

For known Private Reservation Restrictions of Bot 12 Blacky, Shelby No. 2
Vol. 723 D Pg. 49 - Vol. 34 C. P. 209
S. DeBuge, Auditor
By J. M. King
For known Private Reservation Restrictions of Bot 7 & 8 Blacky, Shelby No. 2
Vol. 723 D Pg. 49 - Vol. 34 C. P. 209
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For known Private Reservation Restrictions of Bot 7 & 8 Blacky, Shelby No. 2
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RESTRICTIVE COVENANT RE PLAT 3
FOR GRACE 3 500
VOLUME 1241 OF OFFICIAL RECORDS PAGE 124
HENRY B. WHALEN, County Auditor
By M. NEUBE, DEPUTY

DEDICATION.

I know all men by these presents that the Puget Mill Company, a corporation organized and existing under the laws of the State of California and having its principal place of business in the City of San Francisco, owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, roads and ways or whatever public property there is shown on the plat, and the use thereof for public purposes, any and all, 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, blocks and tracts shown on this plat in the reasonable original grading of all streets, roads and ways shown hereon.

In witness whereof we have hereunto set our hands and seal this 27th day of July A.D. 1928.

In presence of
H.T. Dupont. W.H. Talbot,
President.
Geo. J. Martin. John W. King,
Assistant Secretary.



ACKNOWLEDGMENT.

State of California ss
City and County of San Francisco ss
This is to certify that on this 27th day of July A.D. 1928, before me the undersigned, a Notary Public, personally appeared W.H. Talbot and John W. King, president and assistant secretary respectively of the Puget Mill Company, a ma known to be the officers of the corporation which executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and they on oath stated that they were authorized by said corporation to execute said instrument, and that the seal of said corporation hereto affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and official seal the day and year first above written.

Minnie V. Collins.
Notary Public in and for the State of California, residing at San Francisco.
My Commission expires April 10, 1929



DESCRIPTION.

This Plat of Shelby No.2 covers and includes all the following described portion of the E1/4 of Section 33 and the S1/4 of Section 34, all of Twp 28 N. R.4 E. N.1/4; Beginning at the Corner between said Sections 33 and 34, and running thence N 88° 50' 12" W. along the north line of the S.E. 1/4 of Section 33 417.22 feet to the easterly Right of Way of the Beverly Park-Edmonds Road, thence S. 37° 31' 45" W. along said line 426.27 ft., thence S. 61° 40' E. 1392.28 feet, thence East 344.91 feet, thence South 1312.28 feet, to the south line of said Section 34, thence S 88° 50' 12" E. 681.35 feet, thence N. 0° 50' 30" E. 1316.70 feet, thence N. 0° 50' 30" E. 30.0 feet, thence S. 0° 29' 30" E. 39.40 feet, thence N. 82° 21' 00" E. 351 feet more or less to the shore of Lake Serene, thence following said shore line westerly and northerly to the north line of said S.W. 1/4 of Section 34, thence N. 88° 50' 12" W. 648 feet more or less to the point of beginning. This description is intended to convey with the Tracts fronting on Lake Serene the shore rights adjacent thereto to deep water.

I hereby certify that this Plat of Shelby No.2 is based on an actual survey and subdivision of Sections 33 and 34 Twp. 28 N. R.4 E. N.1/4, that the distances and courses shown therein are correct, that the monuments have been set and the tract corners have been staked on the ground.

Rolland S. Hall
Engineer.

I hereby certify that all taxes have been paid on the property herein platted as Shelby No.2 up to and including the year 1928.



John R. McKay
County Treasurer.
By A.D. Lewis Dep.

Examined and approved this 20th day of July A.D. 1928.

Ross D. Alverson.
County Engineer.

Examined and approved this 30th day of July A.D. 1928.

Attest
Clerk. Thos. C. Fleming
Chairman of the Board of
County Commissioners.

43253

Filed for record at the request of Puget Mill Company this 30 day of July A.D. 1928 at 13 minutes past 10 o'clock A.M., and recorded in Vol. 10 of Plats page 113 Records of Snohomish County, Washington.

John Haugen
County Auditor.
By J.C. Wilcox
Deputy County Auditor.

