

WARRANTY DEED

44973

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VOL 539 PAGE 326

The Grantor s ERNEST ERICKSON and LILLIAN ERICKSON, husband and wife

REAL ESTATE SALES TAX

AMOUNT PAID 200.00

RECEIPT NO. 69981

JUN 9 - 1954

Comptroller 60/22/53.
VERNE KIEVERS, Snohomish County Treasurer

Dollars

for and in consideration of Ten - - -

lawful money of the United States, in hand paid, the receipt whereof is hereby acknowledged, CONVEY..... and
WARRANT..... to the Grantee..... s W. ROBERT McFARLANE and BARBARA B. McFARLANE, husband and wife - -

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

Washington, to-wit:

Lot Ten (10) and portion of Lot Eleven (11) described as follows: Beginning at Northeasterly corner of Lot Eleven (11) in Block One (1) Shelby No. Three (3); thence Southwesterly along Easterly line of said Lot 11 for 252 feet to true point of beginning; thence Northwesterly perpendicular to Easterly line of said Lot 11 for 3 feet 10 inches; thence Southerly along a line that passes through a point 1 foot Northwesterly from East line of said Lot 11 at a point 120 feet from true point of beginning; thence continuing in a straight line to where it intersects the East line of said Lot 11; thence Northeasterly along the East line of said Lot 11 to true point of beginning. All in Block 1 of Shelby No. 3, as per plat recorded in Volume 11 of Plats on page 33, records of Snohomish County.

This deed is given subject to Rights of the public 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, as reserved in the dedication of the Plat of Shelby No. 3.

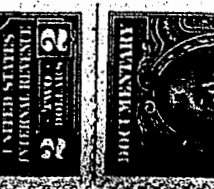
This deed is given subject to restrictive covenants contained in Warranty Deed made by Pope & Talbot Inc., a corporation successor to Puget Mill Company, a corporation, to W. F. Lee of Everett, Washington, dated May 11, 1944, filed in the Auditor's office of Snohomish County, Washington, September 21, 1945, under File No. 791848 and recorded in Volume 352 of Deeds on page 353, affecting Lot 10, AND, restrictive covenants contained in Warranty Deed made by Pope & Talbot, Inc., a corporation, successor to Puget Mill Company, a corporation, to A. Glenday, dated March 15, 1944, filed in the Auditor's office of Snohomish County, Washington, April 18, 1944, under File No. 764635 and recorded in Volume 325 of Deeds on page 5, as follows: (Affecting Lot 11) And this deed is made upon the further condition, covenants and agreement, limitation and restriction that neither the said premises or any house, building or improvement thereon erected shall at any time 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 grantee, 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 grantee, 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.

This deed is given pursuant to a contract dated October 20, 1953, and after said date the warranties of this deed shall be deemed to apply only to acts of the Grantors, and shall not include any taxes or assessments becoming a lien since the date of said contract.

Excise tax paid Oct 22, 1953 under Receipt 69981.

Dated May 1, 1954

Ernest Erickson
Lillian Erickson



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