



WARRANTY DEED

POPE & TALBOT, INC.

THE GRANTOR, ~~PUGET MILL COMPANY~~ a corporation, for and in consideration of

Ten and No/100 - - - - - (\$10.00) Dollars in hand paid.

conveys and warrants to—WILLIAM S. SCHJOTH and KATHERINE SCHJOTH, his wife
of—Seattle, Washington—the Grantee, the following described real estate, to-wit:

Lot Nineteen (19) ———, in Block Two (2) ———, Shelby, according to the recorded plat thereof in the office of the County Auditor of Snohomish County, Washington, situated in Snohomish County, State of Washington, subject to statutory reservations, if any.

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

That the said Grantee, ~~their~~ ¹⁹⁵¹ heirs and assigns, shall not, at any time prior to December 31, 1941, 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 Grantee, nor ~~their~~ ¹⁹⁵¹ 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 whatsoever; and upon the further condition, covenant and agreement, and limitation and restriction, that neither the Grantee, nor~~their~~ ¹⁹⁵¹ heirs or assigns, shall at any time prior to December 31, 1941, 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, 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, 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 Grantee, ~~their~~ ¹⁹⁵¹ 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~~ ¹⁹⁵¹ 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 19th day of October, 1940.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal this 1st day of August, 1950.

POPE & TALBOT, INC.

~~PUGET MILL COMPANY~~By *F. C. Talbot* First Vice President.

Attest:

J. L. Paiva Secretary.

STATE OF CALIFORNIA,

City and County of San Francisco, ss.

On this 3rd day of August, A. D. 1950, before me, the undersigned, a Notary Public, personally appeared F. C. TALBOT and JOS. L. PAIVA,

President and Secretary, respectively, of Puget Mill 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 each on oath stated that he was 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.

(Cor. T. Shea)
Notary Public in and for the City and County of San Francisco,
State of California.
My commission will expire December 16, 1950.

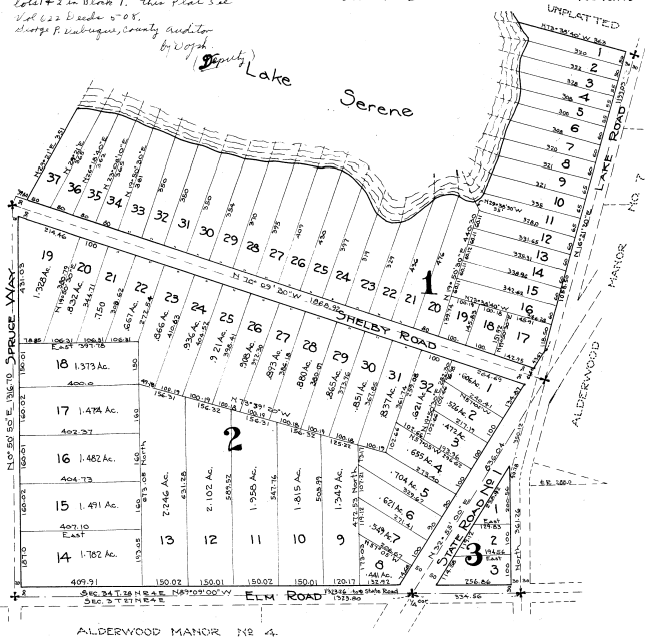
SHELBY

Scale 1" = 200'

Rolland S. Hall
Eng'r

For the Board of Supervisors, Planned
by the State of Nevada, Shelby
See Vol. 78 of 661
Developec, Runtz and Son
By W. Paul, Secretary

For the Board of Supervisors, Planning
Lot 1 & 2 in Block 1, this plat see
Vol. 122 of 608.
George F. Kibben, County Auditor
by W. Paul



DEDICATION

Know all men by these presents that the Rupert 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 tract of land platted in this plat of Shelby, except the right of way previously granted, hereby declare this plat and dedicate to the use of the public forever all the streets, roads and ways shown hereon. In witness whereof we have hereunto set our hands and seal this 10th day of June A.D. 1927.

RUPERT MILL COMPANY

H. T. Dupont
John M. Kice

W. H. Telbet
President
E. L. Delmar
Secretary

ACKNOWLEDGMENT

State of California
City and County of San Francisco, S.S.
This is to certify that on this 10th day of June A.D. 1927, before me the undersigned, a Notary Public, personally appeared W. H. Telbet and F. L. Delmar, President and Secretary respectively of the Rupert Mill Company, to me 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 and acknowledge 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 K. Collins
Notary Public in and for the
State of California residing
at San Francisco.
My commission expires
Apr. 14, 1929.

DESCRIPTION

This plat of Shelby covers and includes all that portion of the NE 1/4 S.W. 1/4, SE 1/4 S.W. 1/4, and NW 1/4 S.W. 1/4 of Section 34, Twp. 28 N. R. 4 E. W. 1/4 M. 1/4, as broad within the following described lines and the included portion of the shore line of Lake Serene (also known as Mud Lake), said lines being described as follows: Beginning at the south 1/4 corner of said Section 34, and running north 1/4 N 89° 00' 00" W along the south line of said Section 34, 1329.80 feet; thence N 65° 30' 00" E 1316.70 feet; thence N 19° 30' 30" E 30.0 feet; thence S 70° 30' 00" E 59.46 feet; thence N 22° 10' 00" E 351 feet more or less to the said shore line of Lake Serene, also beginning at said south 1/4 corner of Sec. 34 and running thence S 89° 03' 00" E along the south line thereof 334.86 feet, to the west right of way line of Lake Road in Alderwood Manor No. 7, thence along said west line North 361.26 feet; thence on a curve to the right having a radius of 318.0 feet a distance of 90.38 feet; thence N 12° 21' 00" E 1408.62 feet; thence N 38° 30' 00" E 363 feet more or less to the said shore line of Lake Serene. This description is intended to convey with the Tracts fronting on said Lake Serene the shore rights adjacent thereto to deep water. The right of way of State Road No. 1 previously decided is excepted from this description.

406960

Filed for record at the request of Rupert Mill Company this 11th day of July A.D. 1927 at 14 minutes past 2 o'clock P.M. and recorded in Vol. 10 of Plats page 38. Records of Sanhomish County, 1928
John M. Kice
County Auditor
By J. C. Wilson
Deputy County Auditor

Examined and approved this 11th day of July A.D. 1927.

Thos. C. Fleming

Chairman of the Board
of County Commissioners.

Examined and approved this 11th day of July A.D. 1927.

Ross D. Alverson
County Engineer.

A test
Clark



I hereby certify that this plat of Shelby is based on an actual survey and subdivision of Sec. 34, Twp. 28 N. R. 4 E. W. 1/4 M. 1/4, that the courses and distances as shown are correct, that the monuments have been set and the tract and block corners have been staked

Rolland S. Hall
Engineer

I hereby certify that all taxes on the above described property are fully paid up to and including the year 1927. In witness whereof I have hereunto set my hand and affixed my official seal this 30th day of June A.D. 1927.

John B. McKay
Treasurer Sanhomish Co.