

RESTRICTIONS RELATING TO USE OF LAND HEREINAFTER  
DESCRIBED.

Kern T. Stockton and Ruth J. Stockton, his wife, the owners of all of the real estate hereinafter described, for and in consideration of the mutual benefits to be derived by them, and their successors in ownership of all or portions of said real estate, hereby impose upon and against said real estate the following restrictions, reservations, conditions and covenants, hereinafter referred to as "Restrictions," and any use which the said Kern T. Stockton and Ruth J. Stockton, his wife, may themselves make of any of said real estate shall be in conformity with these restrictions, and all sales of any portion, or portions, during the life of these restrictions shall be made subject thereto. The real estate herein referred to is situated in Snohomish County, State of Washington, and is more particularly described as follows:

Lots One (1) to Thirty-eight (38), inclusive, Stockton Heights, as shown on the recorded plat thereof in the office of the Auditor of Snohomish County, Washington.

R E S T R I C T I O N S .

1. Lots One (1) to Thirty-eight (38), inclusive, in said Plat of Stockton Heights, shall be known as, and shall be residential lots, and no structures shall be erected or placed on any of said lots except one (1) single, detached residence, constructed of new materials, with foundation walls of concrete or other permanent material, and private garages and other small outbuildings purtenant to said residence, to be also constructed of new materials. The ground floor area of any such residence shall be not less than Seven Hundred (700) square feet, exclusive of open porches and garages. No wall of any building shall be closer than thirty (30) feet to the front line of the lot, except on Lots ten (10), Eleven (11), Twenty-eight (28) and Twenty-nine (29), on which lots no wall of any building shall be closer than thirty (30) feet to the East or West lines of Alice Avenue or Cole Avenue produced northerly..

Also, no wall of any building shall be closer than eight (8) feet to the adjoining side lot line. No walls of any building shall be closer than ten (10) feet to the north or south line of Eleventh Street, or to the north or south lines of the platted alley.

2. All of the lots herein described are known as, and shall be residential lots and nothing shall be done thereon which may be or become a nuisance to the neighborhood, and no commercial enterprise shall be conducted thereon.

3. No lot shall be sold, conveyed, rented or leased in whole or in part to any person not of the white race; nor shall any person not of the white race be permitted to occupy any portion of any lot, or any building thereon, except as a non-paying guest of or as a domestic servant actually employed by a white occupant or owner of the lot or dwelling.

4. No basement, garage or other outbuilding erected or placed on any of said lots shall be used as a temporary residence for a period in excess of six (6) months; nor shall any temporary structure or trailer house of any character be erected or placed on any lot for use as a residence.

5. From the time construction of any dwelling is commenced, the exterior finish of same must be completed within a period of one (1) year.

6. Any residence hereafter placed or erected on any lot mentioned herein shall forthwith be connected to a steel or concrete septic tank (or to some other equal or superior device for taking care of the sewage from said residence meeting the specifications and approval of the State Department of Health of the State of Washington), and the same shall be maintained in good working order so long as said residence is used as a dwelling.

7. The above covenants are to run with the land and shall be binding upon all parties and persons owning, leasing or using said lots until January 1, 1970, at which time said covenants shall be

automatically extended for successive periods of Ten (10) years each unless by a vote of the then owners of a majority of the lots it is agreed to change or cancel said covenants in whole or in part.

8. If any owner of any lot, or any other person, shall violate or attempt to violate any of the covenants above mentioned, it shall be lawful for any other person or persons owning any lot described to prosecute any proceeding or proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so or to recover damages or other dues for such violation.

9. Invalidation of any of the above Restrictions or covenants by judgment or court order shall in no way affect any of the other restrictions or covenants, but they shall remain in full force and effect.

Dated this <sup>nd</sup> 22 day of June, 1948.

Kern T. Stockton  
Ruth J. Stockton

STATE OF WASHINGTON, )  
(SS  
COUNTY OF SNOHOMISH.)

On this <sup>nd</sup> 22 day of June, 1948, before me, the undersigned Notary Public, personally appeared KERN T. STOCKTON and RUTH J. STOCKTON, his wife, known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal the day and year in this certificate above written.

F. E. Knappe  
Notary Public in and for the State  
of Washington, residing at Snohomish.



Filed for Record JUL 8 - 1948

GEO. P. DUBUQUE, County Auditor, Snohomish Co. Wash.

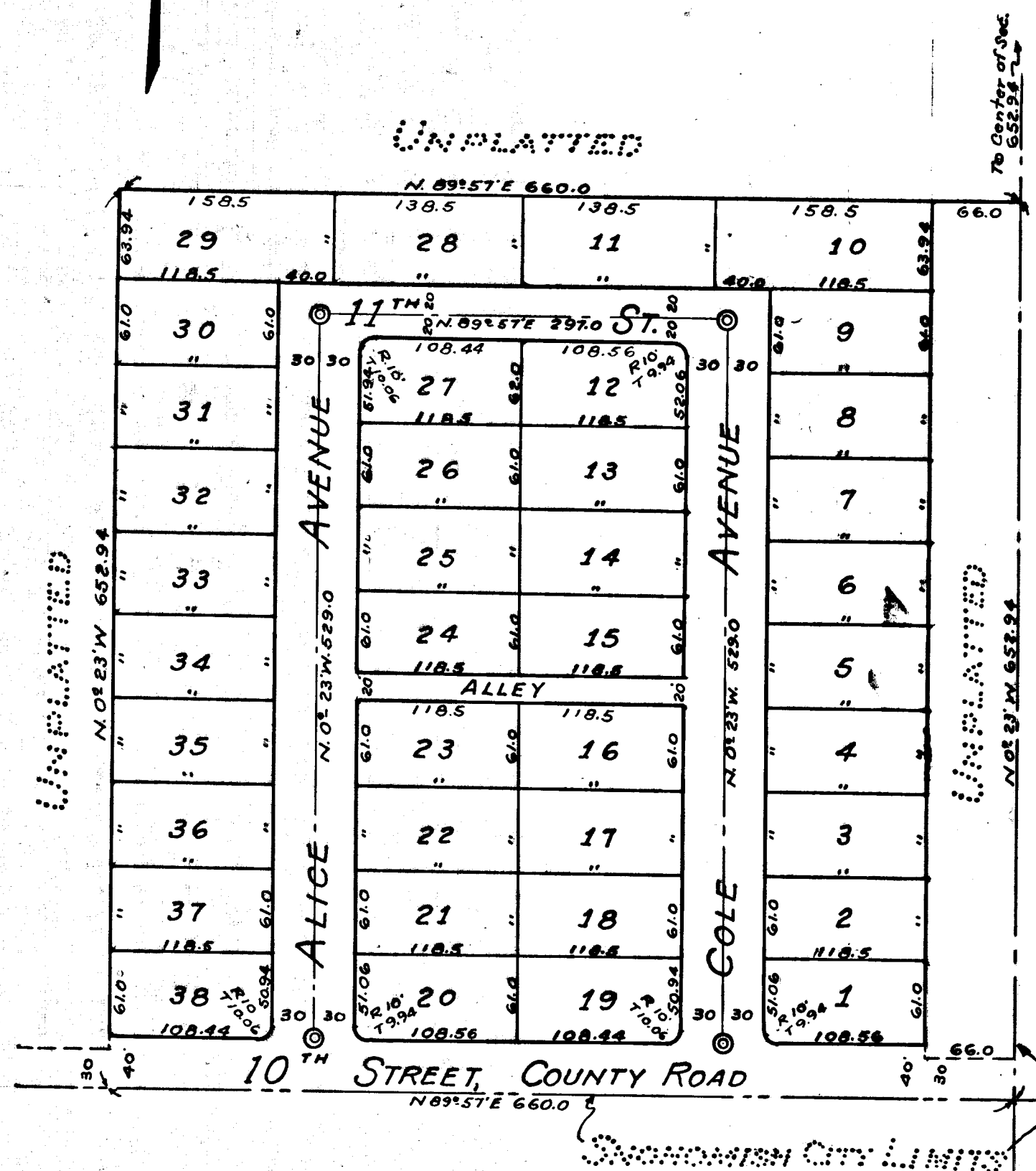
Victor Larson

Deputy

3:25 PM. Request of Kern Stockton

# STOCKTON HEIGHTS

Scale 1" = 100'



## ENGINEER'S CERTIFICATE

I, George M. Anderson, Professional Engineer, do hereby certify that the plat of Stockton Heights is based on an actual survey and that all lots have been staked and monuments set as shown.

*George M. Anderson*  
PROFESSIONAL ENGINEER



## DESCRIPTION

The East 660 feet of the South one half (S 1/2) of the North East one quarter (N.E. 1/4) of the South West one quarter (S.W. 1/4) of Section 7, Twp. 28 N., R. 6 E. W.M., except the East 66 feet thereof.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Kern T. Stockton and Ruth J. Stockton, husband and wife, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever the Streets, Avenues and Alley shown thereon.

*Kern T. Stockton*  
*Ruth J. Stockton*

## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SNOHOMISH } SS.

This is to certify that on this 8<sup>th</sup> day of JUNE, A.D. 1948 before me the undersigned, a Notary Public, personally appeared Kern T. Stockton and Ruth J. Stockton to me known to be the persons who executed the within and foregoing dedication and acknowledged the said dedication to be 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 the year first above written.

*W. G. Knapp*  
Notary Public in and for the State  
of Washington, residing at Snohomish.

## APPROVALS

Examined and approved this 14 day of June 1948

*Ray Crane*  
COUNTY ENGINEER

Examined and approved this 14 day of June 1948

*Ray J. Farrell*  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## TREASURER'S CERTIFICATE

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

*Verne Sievers*  
TREASURER, SNOHOMISH COUNTY

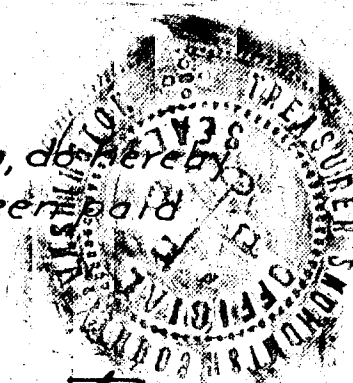
*By [Signature] Chief Deputy*

## RECORDING # 884905

Filed for record at the request of KERN T. STOCKTON at 25 minutes past 3 O'clock P.M. on this 6 day of JULY, A.D. 1948 and recorded on page 105 Vol. 12 of Plats, records of Snohomish County, Washington.

*Geo. P. Dubuque*  
AUDITOR, SNOHOMISH COUNTY

*By Victor Larson*  
Dep. Co. Auditor #1450



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