

500321

Woodway Park Corporation  
to  
Mary Isabel Ives

## WARRANTY DEED

The Grantor, WOODWAY PARK CORPORATION, a corporation of Seattle, Washington, for and in consideration of the sum of Ten Dollars (\$10.00) Dollars, and other valuable consideration, in hand paid, conveys and warrants to Mary Isabel Ives, of Seattle, Washington, the following described real estate situate in Snohomish County, State of Washington, to-wit:

Beginning at a point on the east and west center line of Section 35, Township 27 North, Range 3 East, W.M., distant North 89° 15' 28" West, 1351.79 feet from the East one-quarter Section corner of said section, said point being marked by a stone monument on the West margin of Templeton Road; and running thence along said West margin and its northerly production North 0° 55' 02" West, 894.12 feet; thence along a curve to the right of radius 654.59 feet, a distance of 207.84 feet; thence North 17° 16' 30" East, 105.36 feet to a point on the South line of Tract 7, Woodway Park (unrecorded), being the true place of beginning of this description, and running thence North 89° 15' 28" West, 727.52 feet to the northeasterly margin of Woodway Park Road as established by the Engineer of Snohomish County by Survey 1202; thence along the said road margin South 10° 30' 00" East, 216.15 feet; thence South 89° 15' 28" East, 632.72 feet to the arc of the curve of radius 654.59 feet, as above mentioned; thence northerly along the said arc, (radius at this point bears South 82° 38' 35" East 654.59 feet to center) a distance of 113.31 feet; thence North 17° 16' 30" East, 105.36 feet to the true place of beginning, containing 3.32 acres, more or less, being Tract 8A, Woodway Park (Unrecorded); Subject, however, to the following covenants, conditions, restrictions and limitations:

a. The said property shall be used by the Grantee, his heirs, executors, administrators and assigns, for residence purposes only during the period of fifty (50) years from July 1, 1920.

b. The Grantee shall not during said period of fifty years subdivide said tract, nor shall more than one residence (other than servants' quarters and necessary outbuildings) be erected on each two acres of said tract during said period of fifty years.

c. No building of any kind shall be constructed on said tract within one hundred (100) feet of the road without the written approval of the Grantor nor within fifty (50) feet of any boundary line of said tract without the written consent of the adjoining owner.

d. Neither said premises, nor any interest therein, shall at any time be leased, sold, devised or conveyed to, or inherited by or otherwise acquired by, become the property of, be used or occupied by any person other than one of the white or Caucasian race, provided, however, that persons not of the white or Caucasian race may be kept thereon by such a white or Caucasian occupant strictly in the capacity of servants of such occupant.

e. The foregoing covenants, conditions, restrictions, and limitations are and shall be, and are hereby made covenants running with the land, and a breach of any of them may be enjoined, abated or remedied by the appropriate proceedings maintained by any owner in said Woodway Park or their successors in interest.

f. Until a plat of Woodway Park is filed in the office of the Auditor of Snohomish County, the term "Woodway Park" as used herein shall be taken and understood to include that part of Sections twenty-six (26) and thirty-five (35), Township twenty-seven (27) North, Range three (3) East - lying South of the center line of said Section twenty-six (26) and North of the center line of said Section thirty-five (35), the chain of title to which shall have passed through Woodway Park Corporation.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 15th day of May, 1931

(WOODWAY PARK CORPORATION )  
(Seattle 1912 Seal )

WOODWAY PARK CORPORATION,  
By David Whitcomb President.  
And Albert H. Beebe Secretary.

STATE OF WASHINGTON, )  
County of King, ) ss.

THIS IS TO CERTIFY, that on this 15th day of May, 1931, before me, the undersigned, a Notary Public in and for the State of Washington, residing at Seattle, duly commissioned and sworn, personally came David Whitcomb and Albert H. Beebe, to me known to be the individuals who as President and Secretary respectively of Woodway Park Corporation, executed the within and foregoing instrument, and acknowledged to me that the said instrument was the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year in this certificate first above written.

(G. E. Beebe )  
(N. P. Seal )  
(Com. Expires )  
(May 1, 1932 )

G. E. Beebe  
Notary Public in and for the State of  
Washington, residing in Seattle.

Filed for record at request of Snohomish County Abstract Company on May 16, 1931 at 10:56 A.M.  
County Auditor By *A. L. Evans* Deputy Auditor.

ASSESSOR'S PLAT  
OF**WOODWAY PARK**EMBRACING ALL OF THE NE 1/4  
SECTION 35, T27N - R3E W.M.

SNOHOMISH COUNTY WASHINGTON

1955

M.B. MEYRING - LAND SURVEYORS

SCALE 1" = 200 FT.

**DESCRIPTION**

This plat of Woodway Park shown hereon embraces all of the NE 1/4, Sec. 35, T27N - R3E, W.M. also those portions of Gov. Lots 1 and 2 lying East of the GREAT NORTHERN RY. CO. R/W. Also all of the SE 1/4, Sec. 26, T27N - R3E, W.M. also those portions of Gov. Lots 3 and 4 lying East of the GREAT NORTHERN RY. CO. R/W.

**ASSESSOR'S CERTIFICATE**

Prepared in the Office of the Assessor, County of SNOHOMISH on this 31<sup>st</sup> day of October 1955 A.D.

*C. L. Bredon*  
COUNTY ASSESSOR

DEPUTY ASSESSOR

# 116862

**FILING RECORD**

FILED for record at the request of SNO. Co. Assessor at 14 mins. past 4 o'clock P. M., on this 14 day of NOV. 1955 A.D. and recorded on Page 12 Vol. 16 of PLATS, records of SNOHOMISH COUNTY, WASHINGTON.

✓ W

✓ 685

✓ 235 W

✓ 500

*Wm. P. Redman*  
COUNTY AUDITOR

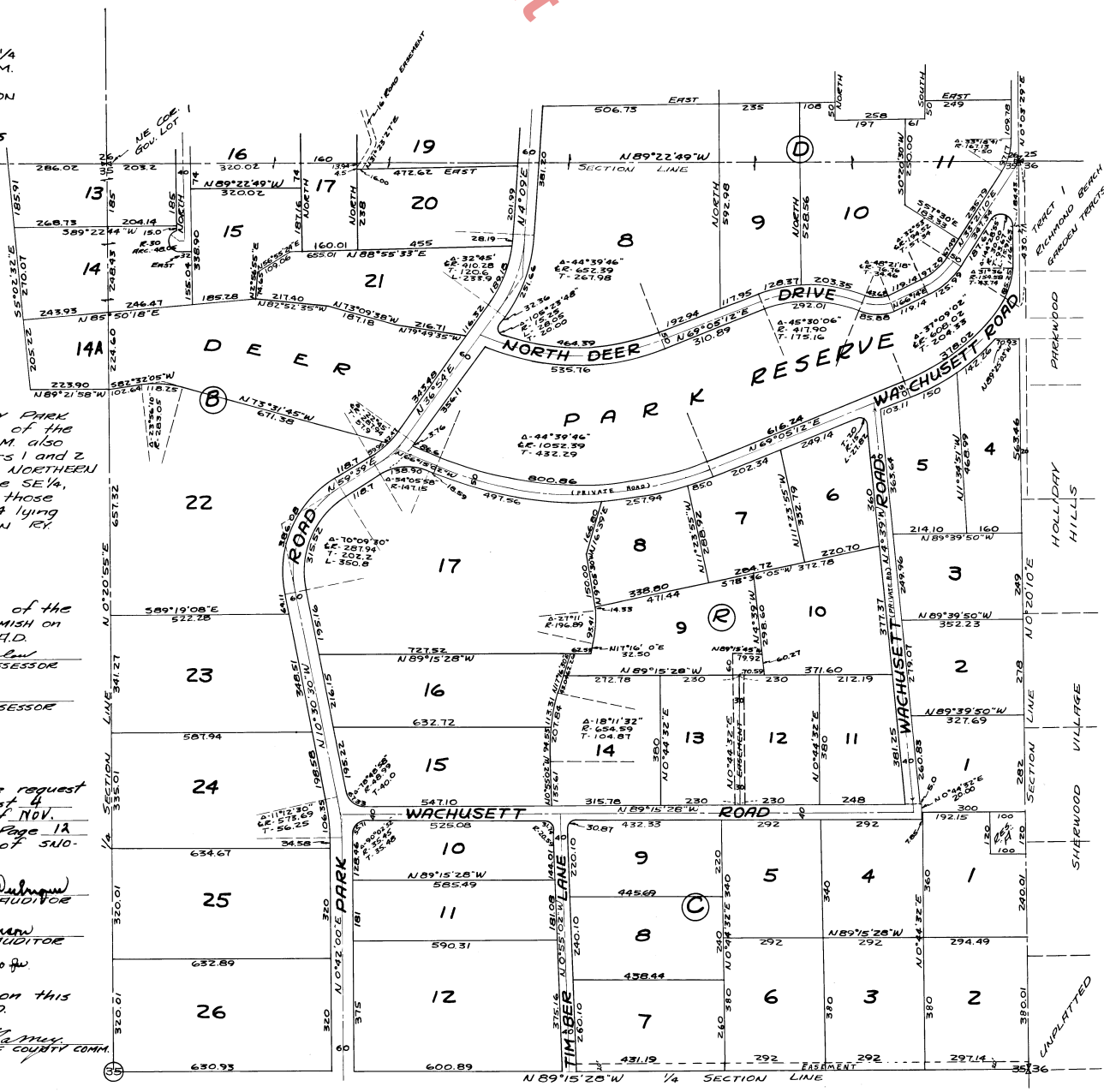
*By Victor Lewis*  
DEPUTY AUDITOR

v. g. w.

**APPROVAL**

Examined and approved on this 1 day of November 1955 A.D.

*L. E. Munn*  
CHM. BOARD OF COUNTY COM.



NOTE: All tract corners are established concrete monuments.