

Statutory Warranty Deed

(CORPORATE FORM)

THE GRANTOR, SOUTH SEATTLE LAND COMPANY, a Washington Corporation,

for and in consideration of TEN and no/100 - - - - - Dollars
(\$10.00 - - - - -), in hand paid, conveys and warrants to CHRIS A. JENSEN and VIRGINIA
I. JENSEN, his wife - - - - -

the following described real estate, situate in the County of King - - - - - State of
Washington: Beginning at the southeast corner of the northeast quarter of the
northeast quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 18, Township 23 North, Range 4 East,
W. M., and running thence North 1°05'57" East, along the east line of said
section, 475 feet; thence, at right angles thereto, North 88°54'03" West 45
feet to a point on the West margin of First Avenue South which point is the
true point of beginning of this description; thence North 1°05'57" East, along
said margin of First Avenue South, a distance of 100 feet; thence, at right
angles thereto, North 88°54'03" West 125 feet; thence South 1°05'57" West 100
feet; thence South 88°54'03" East 125 feet to the true point of beginning.

This conveyance is made expressly subject to and under the following
restrictions and conditions, to wit: (a) The grantees, their heirs, personal
representatives or assigns, will not erect or maintain, or permit to be erected
or maintained, any dwelling of the size of less than 24 ft. by 24 ft.; the
24 ft. side shall face the front street of said property, nor shall any portion
of such dwelling house be erected or maintained on any part of said premises
within fifteen (15) feet of the line of any street, Provided, the foregoing
restrictions shall not apply if the type and exterior design and intended
location of said dwelling has first been approved by South Seattle Land Company.
(b) No part of said property shall ever be used or occupied by any person of
the Ethiopian, Malay, or any Asiatic race, and the grantees, their heirs,
personal representatives or assigns, shall never place any such person in the
possession or occupancy of said property, or any part thereof, nor permit the
said property or any part thereof, ever to be used or occupied by any such
person excepting only employees in the domestic service on the premises of
persons qualified hereunder as occupants and users and residing on the premises.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed
by its proper officers and its corporate seal to be hereunto affixed this 2nd day of
April, 1941.



SOUTH SEATTLE LAND COMPANY
By M. E. McConaughy Vice-President
By O. R. Linde Secretary

STATE OF WASHINGTON,)
County of King) ss.

On this 9th day of May, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
M. E. McConaughy and O. R. Linde
to me known to be the Vice President and Secretary, respectively, of
SOUTH SEATTLE LAND COMPANY

the corporation that executed the forgoing 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 on oath stated that
he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said

and official seal hereto affixed the day and year in this certificate above written.

St. Norman
Notary Public in and for the State of Washington,
residing at Seattle

AIRWAY HEIGHTS

N.E. OF N.E. 1/4, SEC. 18, T. 23 N., R. 4 E., W. M.,
KING COUNTY, WASHINGTON
SCALE: 1 INCH = 200 FEET

SEPTEMBER, 1941

H.W. RUTHERFORD
ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SOUTH SEATTLE LAND COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, OWNING IN FEE SIMPLE OF THE LAND HEREIN SHOWN, HAS HEREBY DEDICATED TO THE PUBLIC FOREVER ALL THE STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS AND TO GRAD AND GRADE ALL THE STREETS AND AVENUES SHOWN THEREON, IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HERETO SUBSCRIBED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 25TH DAY OF SEPTEMBER, A. D., 1941.

SOUTH SEATTLE LAND COMPANY,

BY JOHN A. BALLALISSON, PRESIDENT
ATTY: O. R. LINDE, SECRETARY



ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING }
THIS IS TO CERTIFY THAT ON THIS 25TH DAY OF SEPTEMBER, A. D., 1941, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN A. BALLALISSON AND O. R. LINDE, PRESIDENT AND SECRETARY OF SOUTH SEATTLE LAND COMPANY, THE CORPORATION OWNERS OF THE SAID TRACT OF LAND, WHO TOGETHER WITH ME READ 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 ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

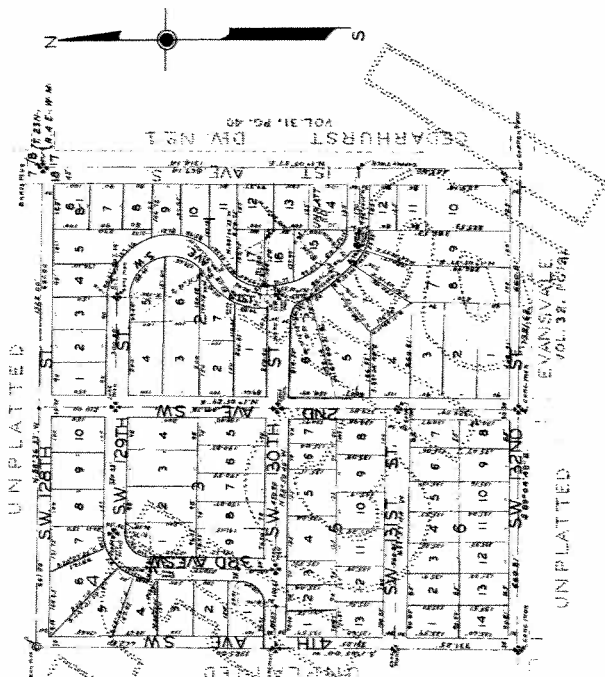
MARIE E. MC CONAUGHY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON - RESIDENCE AT SEATTLE.



H.W. RUTHERFORD
ENGINEER

RESTRICTIONS

NO LOT, OR PORTION OF A LOT IN THIS PLAT, SHALL BE DIVIDED AND SOLD, OR OWNERSHIP CHANGED OR TRANSFERRED, UNLESS THE AREA OF EACH LOT OR PORTION OF A LOT SHALL BE LESS THAN THE AREA REQUIRED FOR THE LOTS DISTRICTED ON THIS PLAT, NAMELY, SIX THOUSAND (6,000) SQUARE FEET. ALL LOTS IN THIS PLAT ARE HEREBY RESTRICTED TO RESIDENCE USE COVERED BY RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION NO. 6494 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION, EXCEPTING LOT 6 BLOCK 1. WHEN ANY LOT OR PORTION OF A LOT IN THIS USE, SHALL HAVE A MINIMUM WIDTH OF FIFTY (50) FEET.

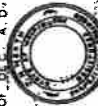


DESCRIPTION

THIS PLAT OF "AIRWAY HEIGHTS", COVERS AND INCLUDES THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER (NE 1/4 OF NE 1/4) OF RANGE FOUR (4) EAST, 16 TOWNSHIP TWENTY-THREE (23) NORTH, THEREOF HERETOFORE ACQUIRED BY KING COUNTY FOR THE RIGHT OF WAY OF FIRST AVENUE SOUTH, AND ALSO EXCEPTING THEREFROM THE UNPLATTED TRACT DESIGNATED HEREON AS LOT 14, BLOCK 1. ALL COURSES AND DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT.

EXAMINED AND APPROVED BY ME THIS 19TH DAY OF DECEMBER, A. D., 1941.

J. B. HEATH
ENGINEER

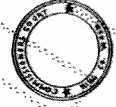


I HEREBY CERTIFY THAT THE WITHIN PLAT OF "AIRWAY HEIGHTS" IS DULY APPROVED BY KING COUNTY PLANNING COMMISSION THIS 24TH DAY OF DECEMBER, A. D., 1941.

CUNTON S. HARLEY, CHAIRMAN
DON S. JOHNSON, SECRETARY
OTWAY PARBEE, SECRETARY

EXAMINED AND APPROVED THIS 23RD DAY OF DECEMBER, A. D., 1941.

TOM SMITH
ENGINEER
ATTY: ELMER H. KENNEDY, COMMISSIONERS



FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION THIS 28 DAY OF DECEMBER, 1941. 3:30 MINUTES P.M. AND RECORDED IN VOLUME 37 OF PLATS, PAGE 53, RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS
ENGINEER

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