

WARRANTY DEED

THE GRANTOR, FIRST HOLDING CORPORATION, a Washington Corporation, for and in consideration of Ten and NO/00 Dollars (\$10.00), in hand paid, conveyed and warrants to HOWARD H. MILLER and MARY E. MILLER, his wife, the following described real estate, situated in the County of King, State of Washington:

The South 100.00 feet of the North 1090.00 feet of the East one-half of the West one-half of the northwest quarter of the northeast quarter of Section 17, Township 23 North, Range 4 East, W.M. EXCEPT the East 30.00 of thereof.

Subject to any unpaid charges for installation of water service and for water, electric light, power and sewer service furnished to said premises by a city, town, or district.

Subject to the right to make all necessary slopes for cuts and fills upon 10th Avenue South as granted by King County by deed recorded April 8, 1938, Volume 1935 of Deeds, Page 333, under Auditor's file No. 3039096.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor, as vendor, and grantee, as vendee, dated on the 11th day of March, 1940, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the said 11th day of March, 1940, and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 11th day of March, 1940, and any and all liabilities, liens and incumbrances created, permitted or imposed by the grantees or their predecessors in interest (other than grantor) in the premises hereby conveyed, or by any person claiming by, through or under said grantor or their predecessors in interest (other than the grantor) therein.

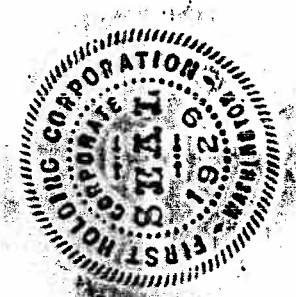
This conveyance is made expressly subject to and under the following restrictions and conditions, to-wit: (a) The grantees, their heirs, personal representatives or assigns, will not erect or maintain, or permit to be erected or maintained, any dwelling of the value of less than One Thousand Dollars (\$1000.00) nor shall any portion of such dwelling house be erected or maintained on any part of said premises within Forty (40) 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 First Holding Corporation. (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 employes in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.

Dated this 12th day of September, 1941.

FIRST HOLDING CORPORATION

By [Signature]  
President

By [Signature]  
Secretary



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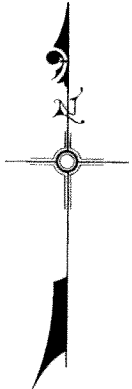
# ALDERWOOD ACRES

KING COUNTY, WASHINGTON

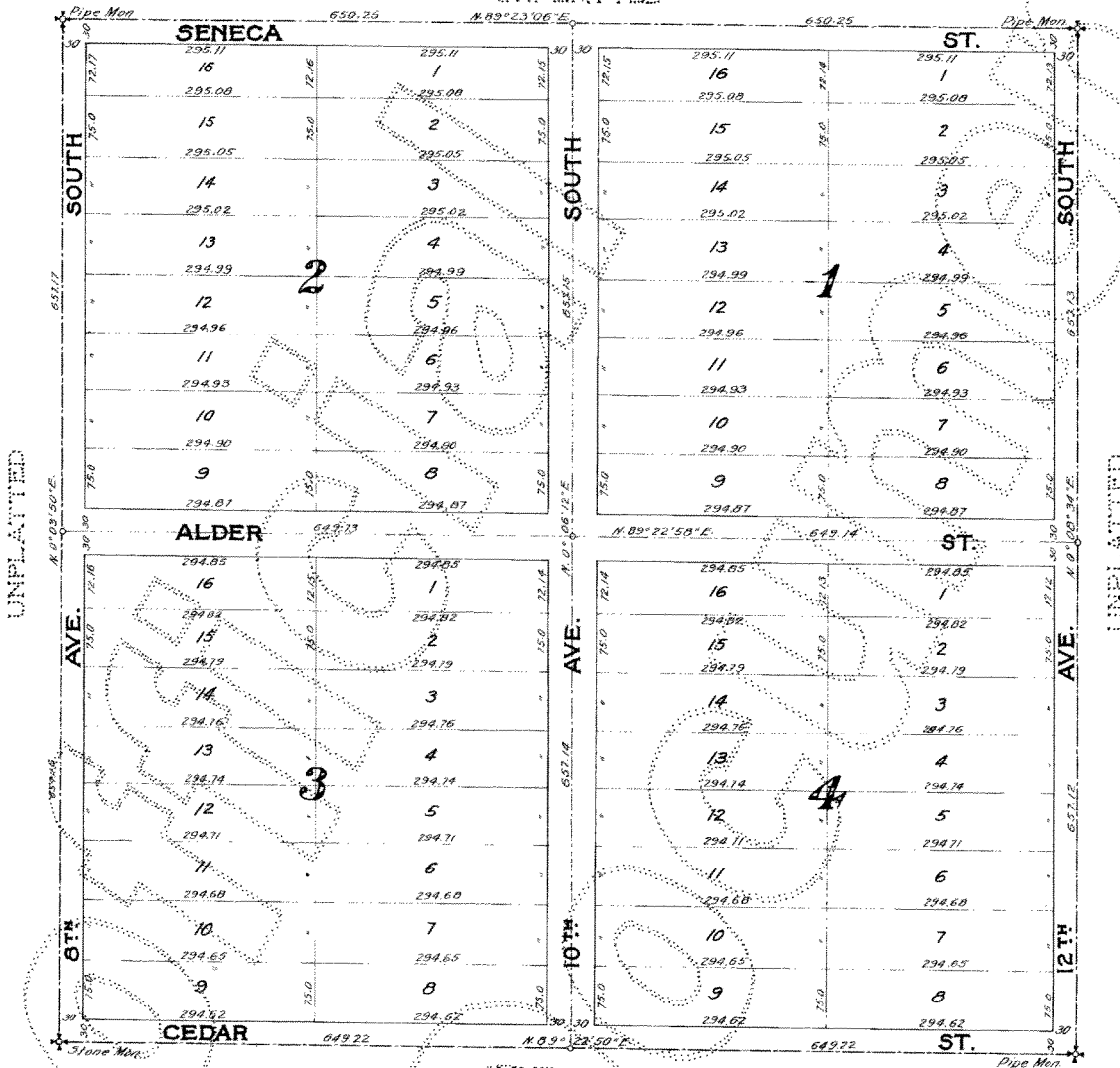
Scale: 1 inch = 100 feet.

Parker - Gould & Co.  
Civil Engineers

UNPLATTED



A. G. Simmer,  
Draftsman



## DESCRIPTION

This plat of Alderwood Acres embraces all of the Southwest One Quarter (S.W. 1/4) of the Northeast One Quarter (N.E. 1/4) of Section Seventeen (17) Township Twenty-Three (23) North, Range Four (4) East, W.M.

### Certificate

I hereby certify that this plat of Alderwood Acres is based upon an actual survey including the subdivision of Section 17, Township 23 North, Range 4 East, W.M. and that the courses and distances shown thereon are correct. The monuments have been set and lot and block corners staked on the ground.

I. G. Parker  
Engineer

Examined and approved this 26 day of Feb. A.D. 1920.



Claude C. Ramsay  
Chairman of Board of County Commissioners  
Attest: Norman M. Wardall  
Clerk of Board by R.P. Bliss Deputy

## DEDICATION

Know all men by these presents that Geo. P. Watters and Meda Watters his wife, owners in fee simple of the land included in this plat, do hereby declare, said plat and dedicate to the use of the public forever all streets, avenues and alleys shown thereon, also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in connection with the grading of the streets, avenues and alleys shown thereon.

In witness whereof we have hereunto set our hands and seals this 24th day of February A.D. 1920.

1394834

Geo. P. Watters  
Meda Watters

Filed for record at the request of G. P. Watters of 19 minutes past 4 o'clock P.M. this 26 day of Feb. A. D. 1920, and recorded in Volume 24 of Plats, page 29 Records of King County, Wash.

by (M. J. Spear) Deputy

Norman M. Wardall  
County Auditor

## ACKNOWLEDGMENT

State of Washington } s.s. This is to certify that on County of King } 5.5. this 24th day of February, A.D. 1920 before me, the undersigned, a Notary Public, personally appeared Geo. P. Watters and Meda Watters, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged said instrument 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 official seal the day and year first above written.



T. D. Hunt  
Notary Public in and for the State of Washington, residing at Seattle.

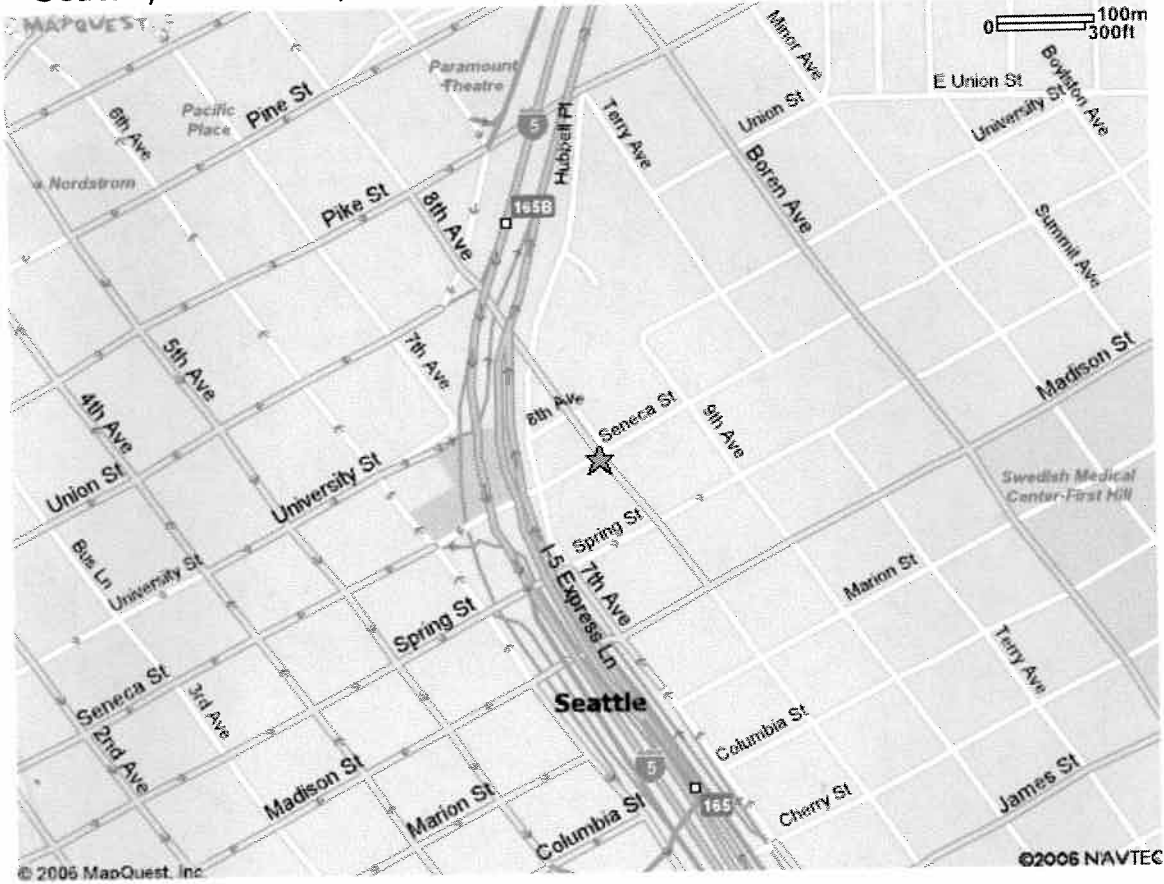
Examined and approved this 26 day of Feb. A.D. 1920.

by C. P. Mowry  
Deputy

Jimmie J. Humes  
County Engineer



★ 8th Ave & Seneca St  
Seattle, WA 98101, US



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FIRST HILL