

3200591

WARRANTY DEED

THE GRANTOR, SOUTH SEATTLE LAND COMPANY, a Washington Corporation, for and in consideration of Ten Dollars (\$10.00), in hand paid, conveys and warrants to WALTER J. WOHLERS and EDNA WOHLERS, his wife, the following described real estate, situated in the County of King, State of Washington:

Beginning at the southeast corner of the southwest quarter of Section 8, Township 23 North, Range 4 East, W.M., and running thence along the South line of said southwest quarter, South 89°12'14" West, 853.069 feet; thence North 0°02'43" West, parallel to the East line of said southwest quarter, 640.00 feet; thence South 89°12'14" West, 593.34 feet to the true place of beginning of this description; thence continuing South 89°12'14" West, 119.00 feet; thence North 0°00'43" East, parallel to the West line of said southwest quarter, 184.00 feet; thence North 89°12'14" East, 119.00 feet; thence South 0°00'48" West, 184.00 feet to the true place of beginning.

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

Subject to the right to make all necessary slopes for cuts or fills on said premises as granted to King County by deed recorded December 13, 1940, in volume 1936 of deeds, page 277, under auditor's file No. 3136411, records of said county.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor as vendor and Raymond Stephens as vendee, dated October 12, 1937, which contract was assigned to Walter J. Wohlers and Edna Wohlers, his wife, on the 4th day of October, 1941, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 12th day of October, 1937, and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 12th day of October, 1937, 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 any person claiming by, through or under said grantees or their predecessors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and under the following restriction and condition, to-wit: (a) The grantee, his heirs, personal representatives or assigns, will not erect or maintain or permit to be erected, maintained or repaired any building of the value of less than Fifteen Hundred Dollars (\$1500.00) 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 restriction 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. (c) Grantees, their heirs, personal representatives or assigns, will use this property for residential purposes only.

Witness my hand and seal this 4th day of October, 1941.



SOUTH SEATTLE LAND COMPANY

By *John H. [Signature]*
Vice-President

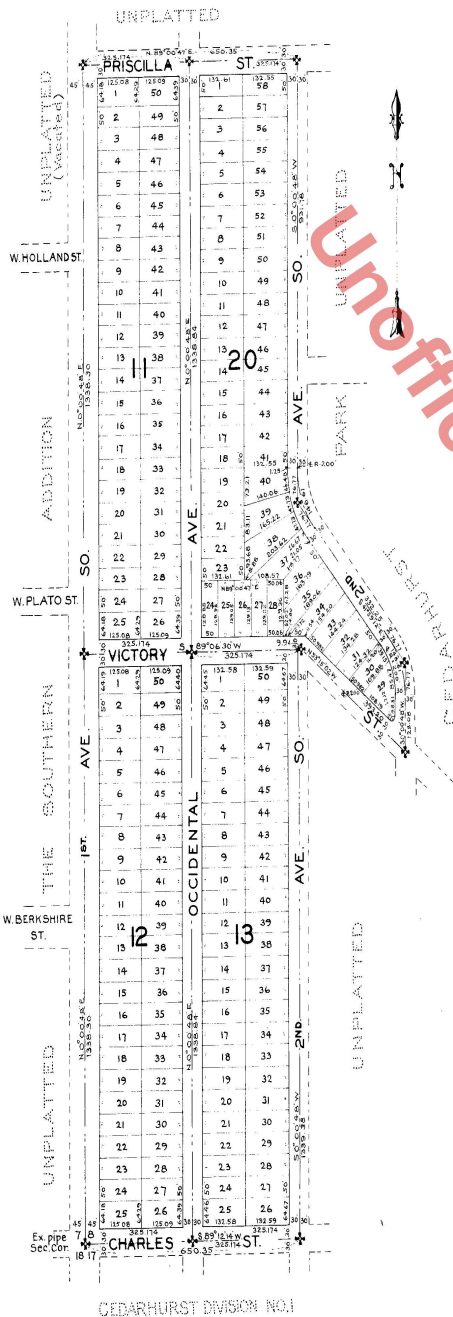
By *[Signature]*
Secretary

CEDARHURST DIVISION NO.2

Gardner, Gardner & Fischer, Inc., Engrs.

April 1928
+ Indicates concrete monument

Scale: 1"=200'



DESCRIPTION

This plat of Cedarhurst Division No. 2, embraces the following described tract of land lying wholly within the S.W. 1/4 of Sec. 8, Twp. 23 N., R. 4 E., W.M.: Commencing at the southwest corner of Sec. 8, Twp. 23 N., R. 4 E., W.M. and running thence N. 0° 00' 48" E., 2676.60 feet along the west line of said section to the west quarter corner of said Section; thence N. 89° 00' 47" E., 650.35 feet; thence S. 0° 00' 48" W., 931.78 feet; thence along a curve to the left of radius 200 feet, 146.61 feet; thence S. 41° 59' 12" E., 332.25 feet; thence along a curve to the right of radius 200 feet, 146.61 feet; thence S. 0° 00' 48" W., 128.08 feet; thence N. 53° 15' 02" W., 393.20 feet; thence S. 89° 06' 30" W., 9.94 feet; thence S. 0° 00' 48" W., 1339.38 feet to the south line of said Section 8; thence S. 89° 12' 14" W., 650.35 feet along said line to the point of beginning.

We hereby certify that this plat of Cedarhurst Division No. 2, is based upon an actual survey and subdivision of Section 8, Township 23 North, Range 4 East, W.M.; that the distances and courses are correct; that monuments have been set and the lots and blocks have been staked on the ground.

DEDICATION

Know all men by the presents that the South Seattle Land Company, a corporation, organized under the laws of the State of Washington, owner in fee simple of the land hereby platted, hereby declares this plat and dedicates to the use of the public forever all streets, avenues, boulevards and alleys shown on plat, 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 upon the lots, blocks and tracts shown upon this plat in the original reasonable grading of all the streets, avenues boulevards and alleys shown thereon.

In witness whereof the said corporation has caused its corporate name to be hereunto subscribed by its qualified representatives and its corporate seal to be hereunto affixed this 8th day of May A.D. 1928.

SOUTH SEATTLE LAND COMPANY
By C. D. Stimson
Its President
By Maurice McMicken
Its Secretary



Thomas H. Carder,
Draftsman.

ACKNOWLEDGMENT

STATE OF WASHINGTON } 55
COUNTY OF KING }

This is to certify that on this 8th day of May A.D. 1928, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared C. D. Stimson and Maurice McMicken, President and Secretary respectively of South Seattle Land Company, a corporation, to me known to be the individuals who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary acts and deeds for the uses and purposes therein mentioned and on oath stated that they were authorized by their said corporation to execute the said instrument and that the seal thereto affixed is the corporate seal of their said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year above written.



Maurice R. McMicken
Notary Public in and for the
State of Washington,
residing in Seattle.

Examined and approved this 14th day of May A.D. 1928.

By Thomas D. Hunt, Deputy
Don H. Evans, County Engineer

Examined and approved this 15th day of May A.D. 1928.

J. M. Sparkman
Chairman of the Board of
County Commissioners.

Attest: George A. Grant
County Auditor
By C. F. Gage, Deputy



2463230

Filed for record at the request of the King County Engineer, the 15th day of May A.D. 1928, at 0 minutes past 10 o'clock A.M., and recorded in Vol. 32 of Plats, page 2, Records of King County, Washington.

By George A. Grant
County Auditor
Deputy County Auditor