

3134117

RESTRICTIVE AGREEMENT

--oOo--

This agreement made and entered into this *21st* day of *November*, 1940, by South Seattle Land Company, a Washington corporation, hereinafter called "First Party",

W I T N E S S E T H:

WHEREAS, South Seattle Land Company is a duly organized and existing corporation under the laws of the State of Washington, and is now the owner in fee simple of the following described real property situated in the County of King, State of Washington, described as:

GLENDEL PARK, UNINCORPORATED

Beginning at the southeast corner of Section 7, Township 22 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North 89°24'22" West, 619.63 feet to the easterly margin of 14th Avenue South; thence along the said margin, North 0°27'30" West, 70.00 feet to the true point of beginning of this description; thence continuing along the said margin, North 0°27'30" West, 100.00 feet; thence South 89°24'22" East, 110.00 feet; thence South 0°27'30" East, 100.00 feet to the northerly boundary of the City of Seattle Pipe Line right of way; thence along the said northerly boundary, North 89°24'22" West, 110.00 feet to the true point of beginning;

Beginning at the southeast corner of Section 8, Township 22 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North 89°24'22" West, 619.63 feet to the easterly margin of 14th Avenue South; thence along the said margin, North 0°27'30" West, 120.00 feet to the true point of beginning of this description; thence continuing along the said margin, North 0°27'30" West, 100.00 feet; thence South 89°24'22" East, 110.00 feet; thence South 0°27'30" East, 100.00 feet; thence North 89°24'22" West, 110.00 feet to the true point of beginning;

Beginning at the southeast corner of Section 9, Township 22 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North 89°24'22" West, 619.63 feet to the easterly margin of 14th Avenue South; thence along the said margin, North 0°27'30" West, 130.00 feet to the true point of beginning of this description; thence continuing along the said margin, North 0°27'30" West, 100.00 feet; thence South 89°24'22" East, 110.00 feet; thence South 0°27'30" East, 100.00 feet; thence North 89°24'22" West, 110.00 feet to the true point of beginning.

Beginning at the southeast corner of Section 5, Township 22 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North 89°24'22" West, 619.63 feet to the easterly margin of 14th Avenue South; thence along the said margin, North 0°27'30" West, 330.00 feet to the true point of beginning of this description; thence continuing along the said margin, North 0°27'30" West, 100.00 feet; thence South 89°24'22" East, 250.00 feet; thence South 0°27'30" East, 100.00 feet; thence North 89°24'22" West, 250.00 feet to the true point of beginning;

Beginning at the southeast corner of Section 5, Township 22 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North

(a) That all lots in the tract shall be known and described as residential lots, and no structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

(b) No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing by a majority of a committee composed of John A. Beillargeon, and C. E. Linde, and M. E. McCourty, or their authorized representative, for conformity and harmony of the exterior with existing structures in the subdivision; and as to location of the building with respect to property and building setback lines. In the case of the death of any member or members of said committee, the surviving member or members shall have authority to approve or disapprove such design or location. If the aforesaid committee or their authorized representative fails to approve or disapprove such design and location within 70 days after plans have been submitted to it, or if no suit to enjoin the erection of such building, or the making of such building, have been commenced prior to the completion thereof, such approval will not be required. Said committee or their authorized representative shall act without compensation. Said committee shall act and serve until 1968, at which time the ~~XXXXXX~~ record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the land records their authorized representative who thereafter shall have all the powers, subject to the same limitations, as were previously delegated herein to the aforesaid committee.

(c) No building shall be located on any residential building plot nearer than twenty (20) feet to the front lot line or nearer than ten (10) feet to any side street line. No building except a garage or other outbuilding shall be located (1) feet or more from the front lot line shall be located nearer than five (5) feet to any side lot line. No residence or attached apartment shall be erected on any lot nearer than 50 feet from the front lot line.

(d) No residential structure shall be erected on any building plot which plot has an area of less than 8,000 square feet and a lot width of less than ninety (90) feet at the front building setback line.

(e) No residential structure shall be erected on any building plot which plot has an area of less than 8,000 square feet and a lot width of less than ninety (90) feet at the front building setback line.

(f) No person of any race other than the White race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(g) No building, structure, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(h) No welling costing less than \$1,500.00 shall be permitted in any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 600 square feet in the case of a one-story structure nor less than 500 square feet in the case of a one and one-half, two, or two and one-half story structure.



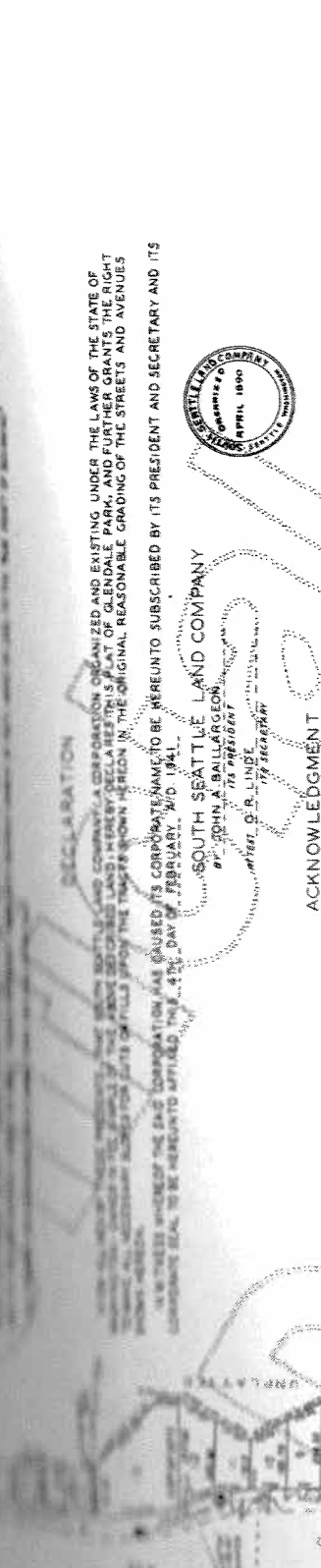
(j) That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within nine (9) months from date of commencement of construction and shall be

GLENDALE PARK

next to Beverly Park 49
T g h n a a v e s c o u n t y c l u b

R.W. RUTHERFORD
ENGINEER

BY REC. OF SEC. 3, TWP. 23 N., R. 4 E. W.M.



STATE OF WASHINGTON } ss
COUNTY OF KING
THIS IS TO CERTIFY THAT ON THIS 14TH DAY OF FEBRUARY, A. D. 1941, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, THERE PRESENTLY PERSONALLY appeared JOHN A. BALLARGEON, its president and JOHN A. MILLIGAN, its secretary of SOUTH SEATTLE LAND COMPANY, a corporation organized and existing under the laws of the state of Washington, and said JOHN A. BALLARGEON, its president, acknowledged to me that he was the authorized signatory of the within and foregoing instrument and acknowledged the same to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on the date stated therein, and that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

MARIE F. MCCONAUGHY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

MARIE F. MCCONAUGHY
RESIDING AT SEATTLE.

RESTATEMENT OF TITLE

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

SECTION 16

SECTION 17

SECTION 18

SECTION 19

SECTION 20

SECTION 21

SECTION 22

SECTION 23

SECTION 24

SECTION 25

SECTION 26

SECTION 27

SECTION 28

SECTION 29

SECTION 30

SECTION 31

SECTION 32

SECTION 33

SECTION 34

SECTION 35

SECTION 36

SECTION 37

SECTION 38

SECTION 39

SECTION 40

SECTION 41

SECTION 42

SECTION 43

SECTION 44

SECTION 45

SECTION 46

SECTION 47

SECTION 48

SECTION 49

SECTION 50

SECTION 51

SECTION 52

SECTION 53

SECTION 54

SECTION 55

SECTION 56

SECTION 57

SECTION 58

SECTION 59

SECTION 60

SECTION 61

SECTION 62

SECTION 63

SECTION 64

SECTION 65

SECTION 66

SECTION 67

SECTION 68

SECTION 69

SECTION 70

SECTION 71

SECTION 72

SECTION 73

SECTION 74

SECTION 75

SECTION 76

SECTION 77

SECTION 78

SECTION 79

SECTION 80

SECTION 81

SECTION 82

SECTION 83

SECTION 84

SECTION 85

SECTION 86

SECTION 87

SECTION 88

SECTION 89

SECTION 90

SECTION 91

SECTION 92

SECTION 93

SECTION 94

SECTION 95

SECTION 96

SECTION 97

SECTION 98

SECTION 99

SECTION 100

SECTION 101

SECTION 102

SECTION 103

SECTION 104

SECTION 105

SECTION 106

SECTION 107

SECTION 108

SECTION 109

SECTION 110

SECTION 111

SECTION 112

SECTION 113

SECTION 114

SECTION 115

SECTION 116

SECTION 117

SECTION 118

SECTION 119

SECTION 120

SECTION 121

SECTION 122

SECTION 123

SECTION 124

SECTION 125

SECTION 126

SECTION 127

SECTION 128

SECTION 129

SECTION 130

SECTION 131

SECTION 132

SECTION 133

SECTION 134

SECTION 135

SECTION 136

SECTION 137

SECTION 138

SECTION 139

SECTION 140

SECTION 141

SECTION 142

SECTION 143

SECTION 144

SECTION 145

SECTION 146

SECTION 147

SECTION 148

SECTION 149

SECTION 150

SECTION 151

SECTION 152

SECTION 153

SECTION 154

SECTION 155

SECTION 156

SECTION 157

SECTION 158

SECTION 159

SECTION 160

SECTION 161

SECTION 162

SECTION 163

SECTION 164

SECTION 165

SECTION 166

SECTION 167

SECTION 168

SECTION 169

SECTION 170

SECTION 171

SECTION 172

SECTION 173

SECTION 174

SECTION 175

SECTION 176

SECTION 177

SECTION 178

SECTION 179

SECTION 180

SECTION 181

SECTION 182

SECTION 183

SECTION 184

SECTION 185

SECTION 186

SECTION 187

SECTION 188

SECTION 189

SECTION 190

SECTION 191

SECTION 192

SECTION 193

SECTION 194

SECTION 195

SECTION 196

SECTION 197

SECTION 198

SECTION 199

SECTION 200

SECTION 201

SECTION 202

SECTION 203

SECTION 204

SECTION 205

SECTION 206

SECTION 207

SECTION 208

SECTION 209

SECTION 210

SECTION 211

SECTION 212

SECTION 213

SECTION 214

SECTION 215

SECTION 216

SECTION 217

SECTION 218

SECTION 219

SECTION 220

SECTION 221

SECTION 222

SECTION 223

SECTION 224

SECTION 225

SECTION 226

SECTION 227

SECTION 228

SECTION 229

SECTION 230

SECTION 231

SECTION 232

SECTION 233

SECTION 234

SECTION 235

SECTION 236

SECTION 237

SECTION 238

SECTION 239

SECTION 240

SECTION 241

SECTION 242

SECTION 243

SECTION 244

SECTION 245

SECTION 246