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a/lynn Gregory Heights

Seacoma Beach Improvement Co.

Warranty Deed

To

Caroline May Owen

Dec 1952 plat 1

Warranty Deed

This Indenture, Made and entered into this 4th day of September, 1929, by and between the Seacoma Beach Improvement Co, a corporation, organized and existing under and by virtue of the laws of the State of Washington, with its principal place of business at Seattle, Washington, grantor and Caroline May Owen, Spinster, of Seattle, Washington, grantee.

Witnesseth: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, lawful money of the United States to it in hand paid by the said grantee, receipt whereof is hereby acknowledged, and in further consideration of the conditions upon which this deed is made, and the covenants and agreements on the part of the said grantee, her heirs and assigns hereinafter set forth, does by these presents Grant, Bargain, Sell, Convey and Confirm unto the said grantee and to her heirs and assigns subject to the conditions, limitations, covenants and agreements hereinafter contained, the following described lot or parcel of land situated in King County, State of Washington, to wit: -

Lots 13 & 14 in Block One (1) of Gregory Heights Division No 1 according to the official plat thereof filed in the office of the Auditor of King County, Washington, excepting therefrom the east 75 ft of lot 13 and the east 75 ft of lot 14 Block One (1)

And the said grantor does by these presents grant and agree to and with the said grantee her heirs, and assigns, that it, the said grantor, all and singular the premises hereinabove conveyed, with the appurtenances, against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, subject to the conditions, limitations, covenants and agreements herein contained, shall and will warrant and forever defend, except taxes becoming due after March 31, 1928.

To have and to hold the above granted premises unto the said grantee, her heirs and assigns forever, upon the following conditions, covenants and agreements and subject to the following limitations and restrictions:-

That grantee will not erect, maintain or use any factory or business building on said land or cause or permit to be erected, maintained or used thereon any such building, nor conduct or permit any trade, business or dangerous vexatious or offensive establishments thereon or therein but will use said premises for residence purposes only, and will maintain proper sanitary conditions thereon and will not construct or permit the construction of any residence on said premises, of a fair value of less than \$5000, same to be finished and stained or painted externally within six months after beginning work thereon. Said property shall not be owned, leased to, mortgaged to, used or occupied as a residence by any person not of the white race.

Said foregoing covenants, limitations and restrictions shall be deemed covenants running with the land forever and binding upon the said grantee her heirs, assigns and personal representatives, and said grantee by the acceptance of this deed hereby agrees to these conditions.

In Witness Whereof, the said party of the first part, by resolution of its Board of Trustees, has caused its corporate name to be hereto subscribed by its President and Secretary and its corporate seal to be hereto affixed the day and year first above written.

(S. B. I. Co. Corp. Seal)

Signed, Sealed and delivered in the presence of

Seacoma Beach Improvement Co.

By L. I. Gregory, President

Emma Gregory, Secretary

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