

WARRANTY DEED

FOR PROPERTY WITHIN THE STATE OF WASHINGTON

The grantors, WALTER H. KEMBEL and GRACE A. KEMBEL, his wife, of the city of Seattle, county of King, State of Washington, for and in consideration of TEN and NO/100 (\$10.00) dollars, in hand paid, convey and warrant to BERLAN LEMON and DORETTE R. LEMON, his wife, the following described real estate, situate in the county of King, state of Washington:

Lot 13, block 1, Hayes Park No. 2, according to plat thereof recorded in volume 38 of plats, page 6, records of said county.



\$8.00 State  
\$8.90 Federal

subject to Right of the public to make all necessary slopes for cuts or fills; Building setback lines, utility easements, planting strips as shown on the face of the plat; Restrictions imposed on the face of the plat; and Declaration of Protective Restrictions and Easement recorded April 9, 1942, in volume 2042 of deeds, page 655, under auditor's file No. 3232645, records of said county.

Dated this 10th day of October, 1947.

*Walter H. Kembel*  
*Grace A. Kembel*

STATE OF WASHINGTON  
County of King ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 10th day of October, 1947, personally appeared before me A. WALTER H. KEMBEL and GRACE KEMBEL



The individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free and voluntary act and deed, for the uses and purposes therein expressed and the day and year last above written.  
*Walter H. Kembel*  
Notary Public in and for the State of Washington

(4) No trailer, basement, 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.

(5) No building, house, garage or outhouse shall be used for any business, commercial or industrial purpose.

(6) No poultry and no animals other than household pets (which shall include not more than two dogs to one household) shall be kept on any of the said lots.

(7) None of said residential lots shall be sold, ~~conveyed~~, rented or leased, in whole or in part, to any person not of the white race; nor shall any person not of the white race be permitted to occupy any portion of such lot or of any building thereon, except a domestic servant actually employed by a white occupant of such building.

(8) No structure of any kind shall interfere with adjacent property owners. All shrubs and trees shall be trimmed and pruned so as not to extend over any property line. Weeds and grass shall be restricted to the rear portion of the lot and not extend forward beyond the rear wall of the house. Planting in front of the house shall be limited to grass, shrubbery, flowers and other decorative growths.

(9) 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 6 months from date of commencement of construction and shall be connected to septic tank or public sewer.

(10) Until public sewers are available all sewage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of Public Health and the local authority.

(11) No building nor any portion of any building, nor any driveway nor any other structure shall be placed or maintained between the southerly boundary of East 35th Street and a line running parallel thereto and a distance of 10 feet southerly therefrom together with a Ten (10) foot strip running along the East side of Lots One (1) and Two (2) and the south side of Lot Two (2) Block One. Said Ten (10) foot

# HAYES PARK NO 2.

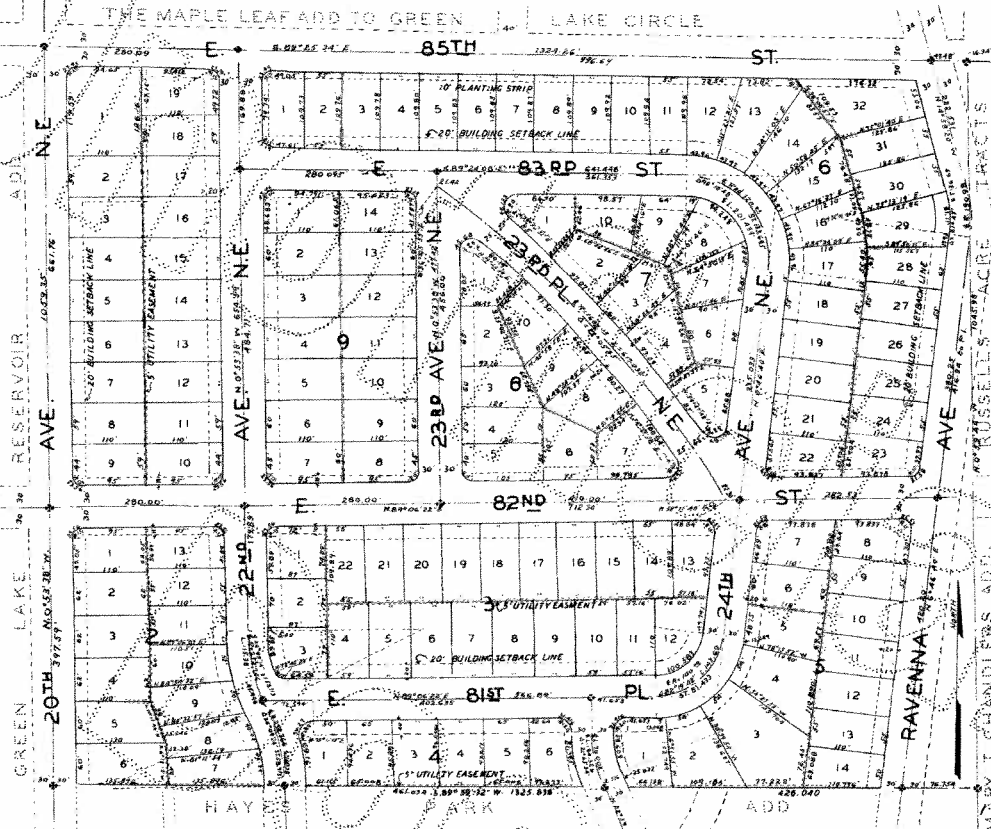
SEC. 4, T. 25N., R. 4E., W. M.

SCALE: 1"=100'

FEB. 1941

PARKER & HILL  
ENGINEERS

THE MAPLE LEAF ADD TO GREEN LAKE CIRCLE



I HEREBY CERTIFY THAT THE WITHIN PLAT "HAYES PARK NO 2" IS FULLY APPROVED BY THE KING COUNTY PLANNING COMMISSION ON THIS 8TH DAY OF MARCH, A.D. 1942

CLINTON S. HAPLEY, OTWAY PARDEE  
CHAIRMAN OR VICE CHAIRMAN SECRETARY  
DON S. JOHNSON  
PLANNING ENGINEER

I HEREBY CERTIFY THAT THE PLAT OF "HAYES PARK NO 2" IS BASED ON AN ACTUAL SURVEY OF THE EXISTING MONUMENTS MARKING THE PROPERTY HEREIN DESCRIBED; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

W. R. HILL  
CERTIFICATE No. 433  
RENEWAL No. E 574  
DATE JAN. 1, 1942



3226033

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION ON THIS 8 DAY OF MARCH, A.D. 1942 AT 10 MINUTES PAST 3 P. M. AND RECORDED IN VOL. 38 OF PLATS, PAGE 5, RECORDS OF KING COUNTY, WASHINGTON

ROBERT A. MORRIS  
COUNTY AUDITOR

STATE OF WASHINGTON COUNTY OF KING  
I, S. S.  
THIS IS TO CERTIFY THAT ON THIS 8TH DAY OF MARCH, A.D. 1942, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED E. C. SWANSON AND MILDRED C. SWANSON, TO BE KNOWN TO BE THE VICE PRESIDENT AND CASHIER, RESPECTIVELY, OF THE NATIONAL BANK OF COMMERCIAL OF SEATTLE; THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAME TO BE THE TRUE 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. WITNESS MY HAND AND OFFICIAL SEAL HEREunto AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

MARION BUCK  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS ON THE LOTS, BLOCKS, OR PARCELS OF LAND SHOWN AND IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS AND SEALS THIS 24 DAY OF FEBRUARY, A.D. 1942

E. C. SWANSON  
MILDRED C. SWANSON  
F. R. M'ABEE  
JULIA B. M'ABEE  
AND GEORGE C. WHEELER  
TRUSTEE OF THE WILL OF WATIE A. THOMAS, DECEASED.

THE NATIONAL BANK OF COMMERCIAL OF SEATTLE  
BY R. W. SPRAGUE  
VICE PRESIDENT



### ACKNOWLEDGMENT

STATE OF WASHINGTON COUNTY OF KING  
I, S. S.  
THIS IS TO CERTIFY THAT ON THIS 23TH DAY OF FEBRUARY, A.D. 1942, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED E. C. SWANSON AND MILDRED C. SWANSON, HIS WIFE, F. R. M'ABEE AND JULIA B. M'ABEE, HIS WIFE TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

J. L. OSTERTHOUT  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE



### COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED; HEREBY COVENANT AND AGREE THAT IN CONSIDERATION OF THE ACCEPTANCE AND APPROVAL BY THE PLATTING AUTHORITY OF THIS PLAT WITH CERTAIN STREETS AND AVENUES IMPROVED, WE WILL IMPROVE IN THE MANNER REQUIRED BY KING COUNTY PLATTING REGULATIONS SUCH STREETS AND AVENUES BEFORE THE SALE OF ANY LOT OR PARCEL OF LAND ABUTTING ON ANY SUCH STREET OR AVENUE, OR DEPOSIT A BOND TO INSURE ITS IMPROVEMENT WITHIN ONE YEAR FROM SUCH SALE. THIS COVENANT TO RUN WITH THE LAND IN THIS PLAT AND TO BE BINDING ON THE PLATORS FOR THE BENEFIT OF ALL SUCH PURCHASERS. IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS AND SEALS THIS 24 DAY OF FEBRUARY, A.D. 1942.

E. C. SWANSON  
MILDRED C. SWANSON  
F. R. M'ABEE  
JULIA B. M'ABEE

THE NATIONAL BANK OF COMMERCIAL OF SEATTLE  
BY R. W. SPRAGUE  
VICE PRESIDENT



EXAMINED AND APPROVED THIS 8 DAY OF MARCH, A.D. 1942.  
J. R. HEATH  
KING COUNTY ROAD ENGINEER



EXAMINED AND APPROVED THIS 8 DAY OF MARCH, A.D. 1942  
TOM SMITH  
CHAIRMAN BOARD OF KING COUNTY COMMISSIONERS

ATTEST: CLARENCE KENNEDY  
CLERK BOARD OF KING COUNTY COMMISSIONERS



### DESCRIPTION

THIS PLAT "HAYES PARK NO 2" EMBRACES THAT PORTION OF SEC. 4, T. 25N., R. 4E., W. M. WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STONE MONUMENT ON THE N. 8 S. CENTER LINE OF SEC. 4, T. 25N., R. 4E., W. M. IN KING COUNTY, W. N. 0° 58' 41" W. 187.88 FT. FROM THE STONE MONUMENT AT THE CENTER OF SAID SEC. 4, THENCE S. 89° 59' 32" W. 125.88 FT. TO A STONE MONUMENT ON THE W. LINE OF THE N. E. 1/4 OF THE N. W. 1/4 OF SAID SEC. 4, THENCE ALONG SAID LINE N. 0° 51' 18" W. 058.35 FT. TO A STONE MONUMENT MARKING THE 1/16 SEC. COR.; THENCE ALONG THE N. LINE OF SAID SEC. 4 S. 89° 24' 08" E. 134.26 FT. TO A STONE MONUMENT MARKING THE N. 1/4 COR. OF SEC. 4, THENCE ALONG THE N. S. CENTER LINE OF SAID SEC. 4 S. 0° 59' 44" E. 1043.96 FT. TO THE POINT OF BEGINNING, LESS PORTION LING EAST OF RAVENNA AVENUE.  
ALL COURSES AND DISTANCES ARE AS SHOWN.

### RESTRICTIONS

ALL LOTS IN THIS PLATE ARE RESTRICTED TO R-1 (RESIDENCE) USE EXCEPT LOTS 1 & 2, BLOCK 1 WHICH ARE B-1 (BUSINESS) AND NO LOT OR PORTION OF A LOT SHALL BE DIVIDED OR SOLD OR REDEVELOPED OR OTHERWISE CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 800 SQUARE FEET, AND LESS THAN 30 FT. IN WIDTH AT THE FRONT BUILDING LINE AND SUBJECT FURTHER TO THE PROVISIONS OF KING CO. RES. NO. 6494, AND SUBSEQUENT AMENDMENTS THERETO.

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