

10:44:33

DECLARATION OF PROTECTIVE RESTRICTIONS:

Clarence F. Hughbanks, George A. Hughbanks, Jr., and Clorinda A. Hughbanks, a widow, each owning a portion of Hughbanks Acres, a plat recorded in volume 85 of plats, page 33, records of King County, Washington, and the combined ownership of each comprising all of said plat, by the execution and recording of this instrument do hereby establish the following protective restriction, condition and covenant upon and subject to which all lots, or parts of lots, in said plat shall hereafter be held, sold or conveyed by them as such owners, to-wit: No person other than one of the white race shall be permitted to occupy any portion of any lot in said plat or of any building thereon, except a domestic servant actually employed by a white occupant of such building. Every person who by deed becomes grantee of any lot, tract or parcel of land in said plat will be deemed to have accepted such deed and title to the lands therein described subject to said restrictive covenant and condition and same shall be binding upon their heirs, executors, administrators and assigns. Said restrictive condition shall also be binding upon each and all tenants and occupants of said land and premises.

Clorinda Hughbanks

Clarence Hughbanks

George A. Hughbanks



(Acknowledgment - Individual)

STATE OF WASHINGTON,

COUNTY OF KING.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 2nd day of July, 1939, personally appeared before me CLORINDA A. HUGHBANKS, widow, GEORGE A. HUGHBANKS, (Jr.), and CLARENCE F. HUGHBANKS, as their representatives, who are to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

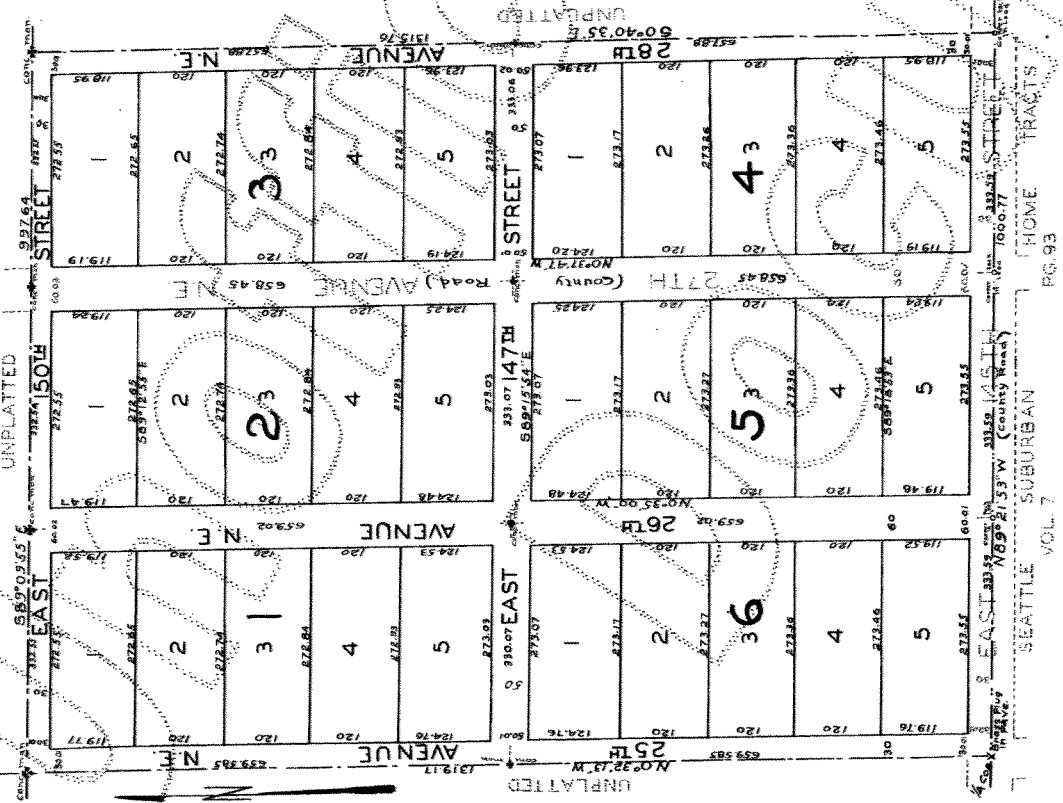
Given under my hand and official seal the day and year last above written.

A. A. Ferguson
 Notary Public in and for the State of Washington,
 Residing at Seattle.

Filed for Record June 5, 1939, 8:21 AM.
 Request of C. F. Hughbanks
 EARL MILLIKIN, County Auditor

HUGHBANKS' ACRES

SCALE 1"=100' (A PORTION OF SW 1/4 OF SE 1/4 OF SEC. 16, TWP. 26N., R. 4E., W.M., KING COUNTY, WASHINGTON.)
 H.W. RUTHERFORD
 ENGINEER.



DESCRIPTION

THIS PLAT OF "HUGHBANKS' ACRES" COVERS AND INCLUDES ALL OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (W1/2 OF SW1/4 OF THE SOUTHWEST ONE-QUARTER) AND ALL OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER (W1/2 OF SW1/4 OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE FOUR (4) EAST OF THE WILLAMETTE MERIDIAN, EXCEPTING THEREFROM COUNTY ROADS. ALL COURSES AND DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, CLORINDA A. HUGHBANKS AND GEORGE A. HUGHBANKS, JR., DO HEREBY DEDICATE IN FEE SIMPLE TO THE COUNTY OF KING AND THE CITY OF SEATTLE, WASHINGTON, TO THE USE OF THE PUBLIC FOR EVER, ALL THE STREETS AND AVENUES THEREON AND TO THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF THE REOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPE CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 31ST DAY OF MAY, A. D. 1939.

CLORINDA A. HUGHBANKS,
 CLARENCE F. HUGHBANKS,
 GEORGE A. HUGHBANKS, JR.

ACKNOWLEDGMENT

STATE OF WASHINGTON,)
 COUNTY OF KING)
 THIS IS TO CERTIFY THAT ON THIS 31ST DAY OF MAY, A. D. 1939 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CLORINDA A. HUGHBANKS, A WIDOW, AND CLARENCE F. HUGHBANKS AND GEORGE A. HUGHBANKS, JR., TO ME KNOWN TO BE THE SAME AS THEY WERE WHEN THEY WERE DULY QUALIFIED AND WHO HAVE ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AND THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
 W. H. FULKS
 NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.

RESTRICTIONS

NO LOT, OR PORTION OF A LOT OF THIS PLAT, EXCEPTING THOSE LOTS WHICH MAY BE HEREAFTER RESTRICTED TO BUSINESS USE, SHALL BE DIVIDED AND SOLD OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT; NAMELY, 8000 SQUARE FEET FOR RESIDENCE USE, ACCORDING TO KING COUNTY RESOLUTION NO. 6484 AS NOW IN FORCE OR AS AMENDED HEREAFTER.

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1 RESIDENCE DISTRICT USE.
 NOTE - SEE VOLUME 1845 OF DEEDS PAGE 335 FOR DECLARATION OF PROTECTIVE RESTRICTIONS.

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "HUGHBANKS' ACRES", IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16 TWP. 26N., R. 4E., W.M. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

H.W. RUTHERFORD
 CERTIFICATE No. 673
 RENEWAL No. 640526
 DATE, JAN. 1, 1939

EXAMINED AND APPROVED THIS 22ND DAY OF MAY, A. D. 1939
 ATTEST: EARL MILLIKIN
 COUNTY COMMISSIONER
 BY: MARION B. SIEZ



EXAMINED AND APPROVED THIS 16TH DAY OF MAY, A. D. 1939
 BY: JERRY COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 16TH DAY OF MAY, A. D. 1939
 BY: JERRY COUNTY ROAD ENGINEER

I HEREBY CERTIFY THAT THE WITHIN PLAT OF "HUGHBANKS' ACRES" IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 31ST DAY OF MAY, A. D. 1939.

JOSHUA H. YOGEL
 PLANNING ENGINEER AND EXECUTIVE OFFICER
 QIWAY PARDEE - SECRETARY
 R. S. TYLER - CHAIRMAN



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 1ST DAY OF JUNE, A. D. 1939, AT 10 MINUTES PAST 11 A. M. AND RECORDED IN VOLUME 1845 OF DEEDS, PAGE 335, RECORDS OF KING COUNTY, WASHINGTON.

BY: A. C. MILLER
 DEPUTY COUNTY CLERK

