

Dio Richardson, et ux

LAURELHURST CREST

DECLARATION OF PROTECTIVE RESTRICTIONS

PERTAINING TO "LAURELHURST CREST" AN ADDITION TO THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

KNOW ALL MEN BY THESE PRESENTS: That the Owners of the plat known as "Laurelhurst Crest" by the execution and recording of this instrument do hereby establish the protective restrictions, conditions and covenants hereinafter set forth upon and subject to which all lots, tracts and parcels of land in said plat shall hereafter be held or sold and/or conveyed by them as such owners to-wit:

1. The property aforesaid shall be used only for private residence purposes.

No building shall ever be moved onto any land embraced in said plat from any land outside of said plat.

No building shall be erected maintained or permitted upon any land in said plat, except single detached, private dwelling houses for the sole use of the owners or occupants thereof, and except the other structures herein expressly permitted.

There shall be permitted to be erected and maintained as appurtenant to any dwelling house a private garage and servants' quarters for the sole and exclusive use of the owner or occupants of such dwelling house.

And Note; Paragraph 2 stricken before filing.

3. No dwelling house shall be constructed or maintained upon any lot in said plat which including a reasonable fee of architect shall cost or be of the value of less than the sum of Five thousand (\$5,000) Dollars.

4. No live poultry, nor animals, other than household pets, ever shall at anytime be kept on any land embraced in said plat.

5. No bill boards, or advertising signs of any kind or character shall be erected displayed exposed or maintained upon any land embraced in the said plat or any building thereon; provided however the said owners may erect and display their signs during the period they are selling the property.

6. No business or industry shall ever be carried on or conducted on any property located in said plat.

7. No property in said plat shall at any time, directly or indirectly be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White Race.

8. 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 at any time thereon, except a domestic servant actually employed by a White occupant of such building.

9. Each and every and all of the restrictions of this "Declaration of Protective Restrictions" shall continue and remain in full force and effect for a term of fifty years from the date hereof against each and every lot, tract or parcel of land in said plat.

10. 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 all of the restrictions and conditions herein contained, and such shall be binding upon their heirs assigns and administrators.

(1) Dio Richardson
(2) Ida D. Richardson

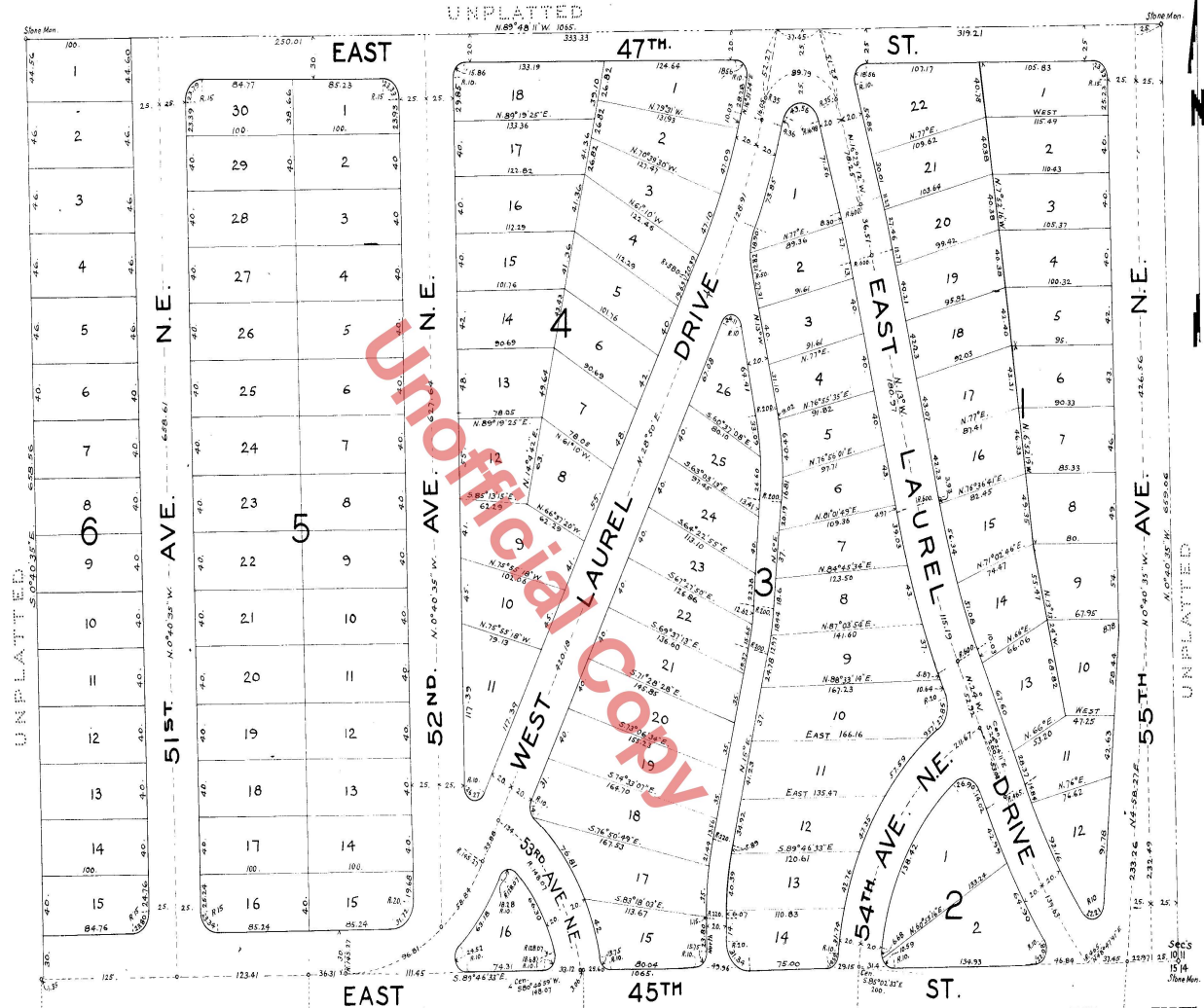
d Note X
o X State of Washington,)ss
ached County of King

rider I, the undersigned, a Notary Public do hereby certify that on this 14th day of March, 1928, personally appeared before me Dio Richardson, and Ida D. Richardson, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

LAURELHURST CREST

J.L. McPherson, Engineer

Scale 1 in. = 60 Ft.



THE PALISADES ADDITION
Vol. 14-55

DESCRIPTION

This plot of Laurelhurst Crest, an addition to the City of Seattle, Washington, embraces the East 1065 feet of the South 1/2 of the S.E. 1/4 of Section 10 T. 25 N. R. 4 E. W. M.
The dimensions of all lots and the width of all avenues, streets, drives, and alleys are as shown in feet on the above plat.

Examined and approved by me this 8th day of June A.D. 1927

W.C. Morse
City Engineer Seattle

Approved by the Mayor and City Council of the City of Seattle by ordinance No. 53151 this 13th day of June A.D. 1927

Attest H.W. Carroll
City Clerk
by E.M. Street
Deputy

Bertha K. Landes
Mayor



DEDICATION

Know all men by these presents: That the Continental Mortgage and Loan Company, a corporation organized and existing under the laws of the State of Washington, and having its principal place of business at Seattle, Washington, and being the owner in fee simple of the land hereby platted does hereby declare this plat of Laurelhurst Crest and dedicate to the use of the public all the avenues, streets, drives and alleys shown hereon, together with the right to make all necessary cuts or fills upon the lots shown on this plat in the reasonable original grading of all avenues, streets, drives and alleys.

In witness whereof the said Continental Mortgage and Loan Company, has by virtue of a resolution of its Board of Trustees, duly passed at a meeting of said Board on the 28th day of April A.D. 1927 caused these presents to be executed in its corporate name by Chas. C. May its president and W. Walter Williams its Secretary and its corporate seal to be hereunto affixed this 16th day of April A.D. 1927

Witnesseth.
C.D. Brady

Continental Mortgage and Loan Company
By Chas. C. May
Its President
W. Walter Williams
Its Secretary



Thomas H. Corder,
Draftsman

ACKNOWLEDGMENT

State of Washington) ss
County of King
This is to certify that on this 16th day of April A.D. 1927 he me personally appeared Chas. C. May to me known to be the President and W. Walter Williams to me known to be the Secretary of the Continental Mortgage and Loan Company, and officers described in and who executed the accompanying dedication and he the said Chas. C. May as such President and the said W. Walter Williams as such Secretary each acknowledged to me that they as such president and Secretary respectively executed and read of the said Continental Mortgage and Loan Company, for the uses and purposes therein mentioned. And he the said W. Walter Williams Secretary of said Corporation then and there acknowledged to me that as the legal custodian thereof, he affixed the corporate seal of said Continental Mortgage and Loan Company to said dedication, and that the said acts of the said President and Secretary respectively in executing the accompanying instrument were duly authorized by a resolution of the Board of Trustees of said Corporation.

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

C.R. Allen
Notary Public in and for the State of Washington residing at Seattle

2365107

Filed for record at the request of the City Engineer this 14th day of June A.D. 1927 at 2:07 pm post 10 AM, and recorded in Vol. 30 of Book page 40 records of King County Washington.

Seam P. Shaw
County Auditor

