

WARRANTY DEED

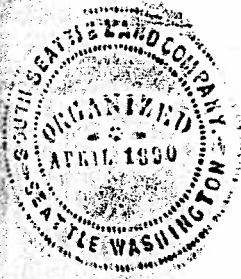
THE GRANTOR, SOUTH SEATTLE LAND COMPANY, a Washington corporation, for and in consideration of Ten Dollars (\$10.00), in hand paid, conveys and warrants to IRA F. HEWLETT and EDNA F. HEWLETT, his wife, the following described real estate, situated in the County of King, State of Washington:

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, T.M. distant North 89°55'23" West, 505.00 feet from the North one-quarter corner of said Section 27, and running thence South 0°15'50" East, 330.00 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 100.00 feet; thence North 89°55'23" West, 251.25 feet to the north-easterly margin of the Military Road; thence along the said northeasterly margin, North 44°19'50" West, 139.98 feet; thence South 89°55'23" East, 349.31 feet to the true point of beginning.

This deed is given pursuant to and in fulfillment of a real estate contract by and between grantor as vendor and grantees as vendees, dated May 22, 1941, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 22nd day of May, 1941; and there are excepted from the warranties hereof any and all taxes and assessments becoming payable after the 22nd day of May, 1941, and any and all liabilities, liens, and incumbrances created, permitted or imposed by the grantees or their predecessors in interest (other than grantor) in the premises hereby conveyed, or any person claiming by, through or under said grantees or their predecessors in interest (other than the grantor) therein.

This conveyance is made expressly subject to and under the following restriction and condition, to-wit: (a) The grantee, his heirs, personal representatives or assigns, will not erect or maintain, or permit to be erected or maintained, any dwelling of the value of less than Fifteen Hundred Dollars (\$1500.00) nor shall any portion of such dwelling house be erected or maintained on any part of said premises within Forty (40) feet of the line of any street, PROVIDED, the foregoing restrictions shall not apply if the type and exterior design and intended location of said dwelling has first been approved by South Seattle Land Company. (b) No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the grantee, his heirs, personal representatives or assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit the said property, or any part thereof, ever to be used or occupied by any such person excepting only employees in the domestic service on the premises of persons qualified hereunder as occupants and residing on the premises. (c) Grantee, his heirs, personal representatives or assigns, will use this property for residential purposes only.

Dated this 24th day of July, 1941.



SOUTH SEATTLE LAND COMPANY

By *John A. Baillargeon*
President

By *A. Lunde*
Secretary

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LOWE'S TERRACE

(IN S.W. 1/4 AND N.W. 1/4 OF SEC. 27, TWP. 23 N., R. 4 E., W. M.)

SCALE: 1 INCH = 200 FEET

APRIL, 1942

H.W. RUTHERFORD,
ENGINEER

DESCRIPTION

THIS PLAT OF "LOWE'S TERRACE" COVERS AND INCLUDES THE FOLLOWING PORTIONS OF THE SOUTH-WEST QUARTER (SW 1/4) AND OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE FOUR (4) EAST, W. M., 40-W11-

BEGINNING AT THE ONE QUARTER CORNER ON THE WEST BOUNDARY OF SAID SECTION AND RUNNING THENCE N. 0° 01' 11" EAST ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 788.04 FEET; THENCE SOUTH 89° 59' 10" EAST 525.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0° 02' 46" WEST 60 FEET; THENCE SOUTH 89° 59' 10" EAST 145 FEET; THENCE SOUTH 0° 02' 46" EAST 60 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN STRIP OF LAND HERETOFORE CONVEYED TO KING COUNTY FOR RIGHT OF WAY FOR SOUTH 168TH STREET; THENCE ALONG THE SOUTH LINE OF SAID SOUTH 168TH STREET, SOUTH 89° 59' 10" EAST 700 FEET TO THE WEST MARGIN OF 36TH AVENUE SOUTH AS SAID STREET WAS HERETOFORE CONVEYED TO KING COUNTY; THENCE SOUTH 0° 02' 46" EAST ALONG THE WEST MARGIN OF SAID 36TH AVENUE SOUTH 1800 FEET TO THE NORTH MARGIN OF SOUTH 172ND STREET AS SAID STREET WAS HERETOFORE CONVEYED TO KING COUNTY; THENCE NORTH 89° 59' 10" WEST ALONG THE NORTH MARGIN OF SAID SOUTH 172ND STREET, 845 FEET; THENCE NORTH 0° 02' 46" WEST 1800.00 FEET TO THE TRUE POINT OF BEGINNING.

ALL COURSES AND DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SOUTH SEATTLE LAND COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, OWNER IN FEE SIMPLIC OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON, AND THE USE, THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE REASONABLE, ORIGINAL GRADING OF ALL THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 23RD DAY OF APRIL, A. D. 1942.

SOUTH SEATTLE LAND COMPANY
BY JOHN A. BALLARGEON
ITS PRESIDENT



ATTEST: O. R. LINDE
ITS SECRETARY

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } 53

THIS IS TO CERTIFY THAT ON THIS 23RD DAY OF APRIL, A. D. 1942, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN A. BALLARGEON AND O. R. LINDE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF SOUTH SEATTLE LAND COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE 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 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.

E. BENNO
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATTLE.



CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "LOWE'S TERRACE" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27 TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M., THAT THE DISTANCES AND COURSES ARE SHOWN 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 REGULATION'S GOVERNING PLATTING.

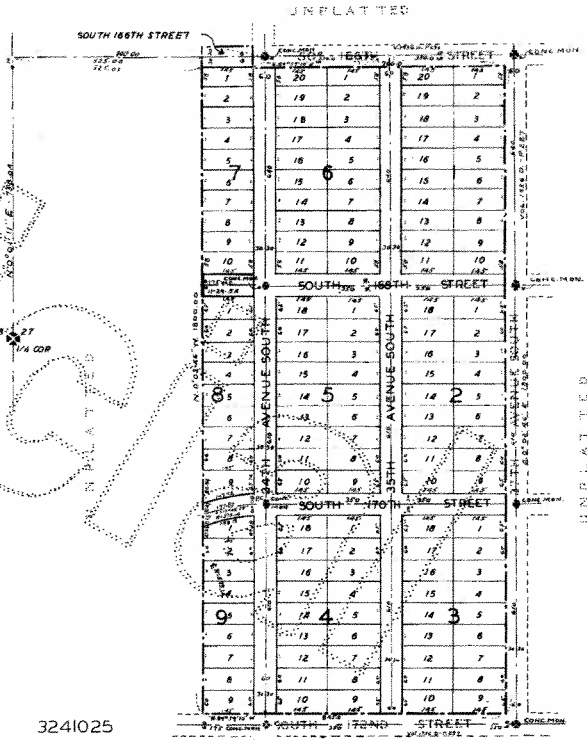
H.W. RUTHERFORD
CERTIFICATE #2673, RENEWAL NO. E618
DATE APRIL 22ND, 1942.



RESTRICTIONS

NO LOT, OR PORTION OF A LOT IN THIS PLAT, 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, SIX THOUSAND (6,000) SQUARE FEET.

ALL LOTS IN THIS PLAT ARE HEREBY RESTRICTED TO RESIDENCE USE, GOVERNED BY RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION NO. 6494 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.



EXAMINED AND APPROVED BY ME THIS 18TH DAY OF MAY A. D. 1942.
J. R. HEATH
KING COUNTY ROAD ENGINEER



I HEREBY CERTIFY THAT THE WITHIN PLAT OF "LOWE'S TERRACE" IS DULY APPROVED BY KING COUNTY PLANNING COMMISSION THIS 18 DAY OF MAY A. D. 1942.

OTWAY PARDEE
SECRETARY

DON S. JOHNSON
PLANNING ENGINEER AND EXECUTIVE OFFICER

CLAY ALLEN
VICE CHAIRMAN



EXAMINED AND APPROVED THIS 18TH DAY OF MAY, A. D. 1942.

ELMER H. KENNEDY
CLERK, BOARD OF KING COUNTY COMMISSIONERS

TOM SMITH
CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION THIS 18 DAY OF MAY, A. D. 1942, AT 98 MINUTES PAST 3 P. M., AND RECORDED IN VOLUME 38 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON.

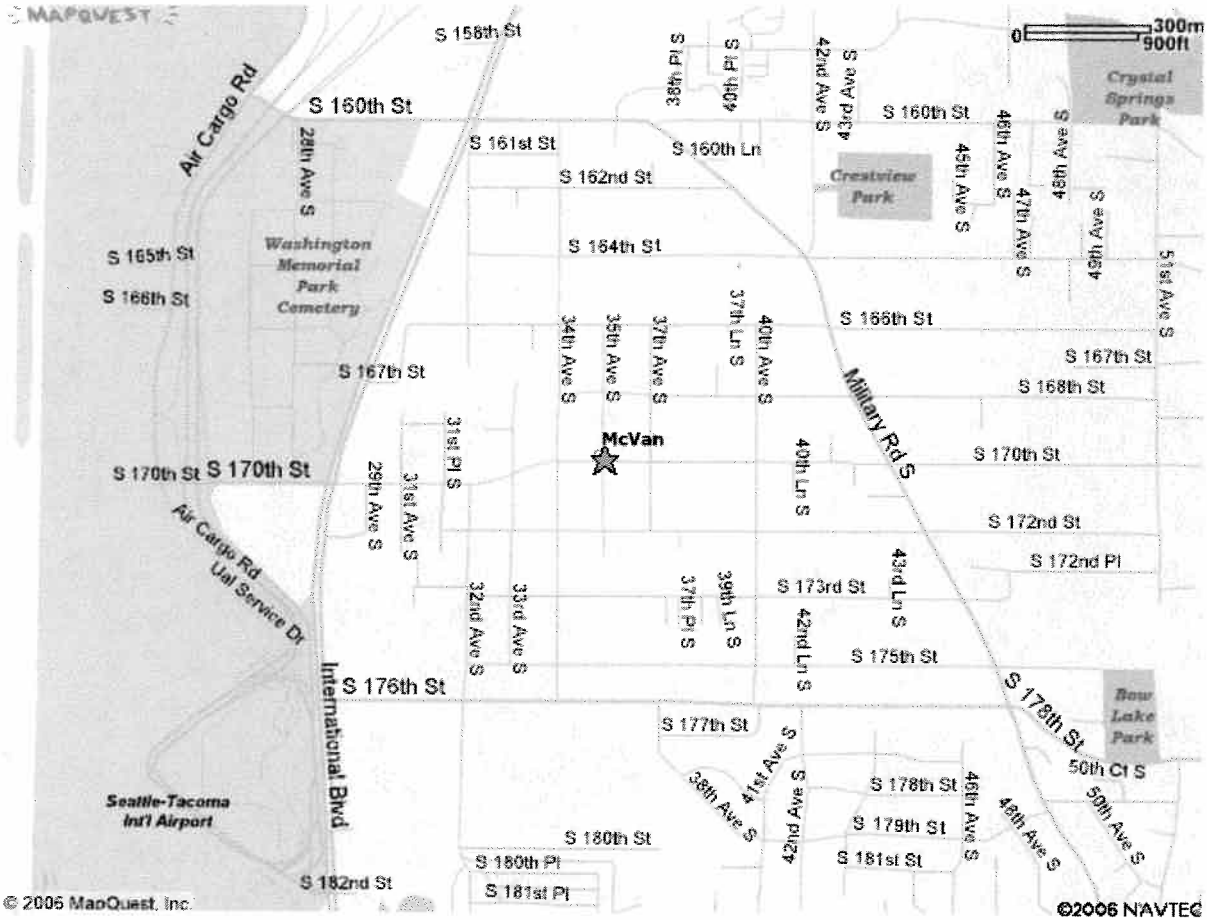
M. J. R. WILLIAMS
DEPUTY COUNTY AUDITOR

ROBERTA MORRIS
KING COUNTY AUDITOR





★ S 170th St & 35th Ave S
Seattle, WA 98188, US



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