

Vol
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ROBERTA MORRIS AUDITOR
COUNTY CLERK
DEPUTY
MAY 3 47

REORDER
VOL
PAGE
REQUEST OF

TO
DONALD C. OZIEH and
FLORIDA G. OZIEH, his wife.

FROM
RICHARD J. FISHER
& ONEIDA R. FISHER

WARRANTY DEED
(INSTRUMENT)

No.

FILED for Record at Request of
F. H. [unclear]
13768 and [unclear]
Kurtz [unclear]

This deed is given in fulfillment of that certain contract between Richard Owens Fisher and Oneida Ruth Fisher, his wife, and Howard J. Reglain, dated March 26, 1941, said contract having been assigned by the said Richard Owens Fisher and Oneida Ruth Fisher to Donald C. Oziah and Florida G. Oziah, his wife, under date of October 14, 1944, and conditioned for the conveyance of above described property and the covenants of warranty herein contained shall not apply to any title, interest, lien or encumbrance arising by, through or under the purchaser in said contract and shall not apply to any taxes, assessments, or other charges levied, assessed or becoming due subsequent to the date of said contract AND IS SUBJECT to the following limitations, restrictions and reservations: Namely: 1st that the said buyers, heirs and assigns, shall not at any time prior to December 31, 1944, build erect, or maintain upon said land, or any part thereof any dwelling house constructed at a cost of less than \$3,000.00 and shall not upon said real property carry on or conduct any business or commercial affairs whatsoever. 2nd - An easement has been granted of the rear eight feet of each lot in Blocks 2, 3 and 4 for the purpose of an alley. 3rd- No house or part thereof, or other structure, shall be constructed or maintained upon said premises nearer than thirty feet from the front property line. 4th- There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with such dwelling house; and said premises shall be used only for private residence purposes. 5th- That neither the said premises or any house, building or improvement thereon erected, shall at any time be occupied by persons of the Ethiopian race, or by Japanese or Chinese, or any other Malay or Asiatic race, save and except as domestic servants in the employ of persons not coming within this restriction. All of the foregoing conditions, covenants, and agreements, limitations and restrictions shall be deemed covenants running with the land, and binding upon the buyer, heirs, assigns, grantees and personal representatives, and in case of a breach of the said conditions, or the violation of the foregoing covenants and agreements to be kept and performed by said buyer, heirs, assigns, grantees or legal representatives, then this deed shall become null and void, and the title to said premises shall immediately revert to the seller, or its successors, as fully and completely as though this deed had not been executed.

3748681
WARRANTY DEED

Vol 2690 No 259

(STATUTORY FORM)
(INDIVIDUAL)

The Grantor Howard J. McClain

residing at 13747 Second Avenue Northwest, Seattle, Washington

for and in consideration of One thousand and No/100

----- Dollars in hand paid, conveys and

warrants to Donald O. Oziah and Florida G. Oziah, his wife

----- the grantees the following described real estate

LOT TWO (2) of BLOCK FOUR (4)
MARINE HIGHLANDS ADDITION
to the City of Seattle,

in conformity with and subject to the conditions as stated on the reverse side hereof.



situated in the County of King State of Washington.

Dated July 28, 1947 A. D., 1947

Signed in presence of

G. D. Wolfe
R. R. Whitworth

Howard J. McClain

STATE OF WASHINGTON.

County of KING

SS. (INDIVIDUAL ACKNOWLEDGMENT)

I, Alice Lusk, Notary Public in and for the State of Washington, residing at Seattle do hereby certify that on this 28th day of July 1947, personally appeared before me

Howard J. McClain the individual described in and who executed the within instrument and acknowledged that he executed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 28th day of July 1947

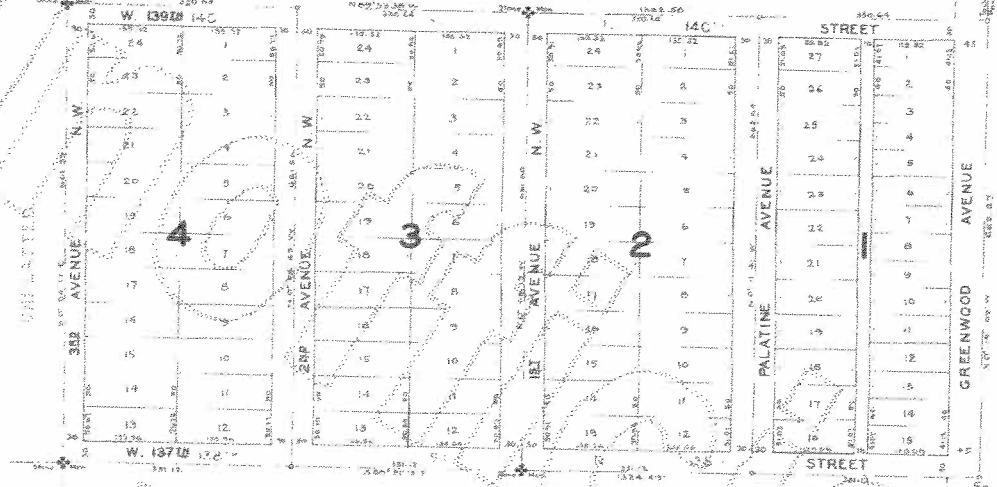


Alice Lusk

MARINE HIGHLANDS.

Walter W. Needin
Civil Engineer

UNPLATTED



Scale 1"=100'



DESCRIPTION

This PLAT of MARINE HIGHLANDS comprises the following described tract of land: All of the North Half of the Southeast Quarter of the Northeast Quarter of Section Twenty-four, Township Twenty-six North Range Three East, W.M. (N² of S² E² of N² E² Sec. 24, T²⁶ N² R³ E² W. M.)

All dimensions are as shown upon the face of the plat in feet.

All bearings are referred to the Standard Meridian of the City of Seattle.

I hereby certify that the PLAT of Marine Highlands is based upon an actual survey and subdivision of Section 24, Twp. 26 N. R. 3 E. W.M. that the distances and courses are shown hereon correctly; that the monuments have been set, and lot and block corners staked on the ground.

Walter W. Needin
Civil Engineer

Examined and approved this 23 day of September, A.D. 1928.

By Thomas D. Hunt
Deputy
Dort H. Evans
County Engineer

Examined and approved this 16th day of Sept. A.D. 1928.

J.M. Sparkman
Chairman, Board of County Commissioners

By C.F. Gales
Dep. Clerk of Board of County Commissioners



Thomas H. Conder,
Deputy Auditor

DEDICATION

Know all men by these presents that we, Archibald J. Mahan and Emma B. Mahan, husband and wife, business in fee simple of the above described tract of land, and Clarence Eimer Guse and Mildred Allen Guse, husband and wife, Louie R. Rutherford and Mary Allen Rutherford, husband and wife, and Joseph Shepherd Allen and Evelyn Fanner Allen, husband and wife, mortgagees, hereby declare this plat of MARINE HIGHLANDS, and dedicate to the use of the public for every all streets, avenues and alleys shown hereon, 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 alleys for cuts or fully upon the lots and docks, shores, upon this plat in the reasonable original grading of streets and avenues shown hereon.

In witness whereof we have hereunto set our hands and seals this day of _____ A.D. 1928.

Archibald J. Mahan,
Emma B. Mahan,
Clarence Eimer Guse,
Mildred Allen Guse,
Louie R. Rutherford,
Mary Allen Rutherford,
Joseph Shepherd Allen,
Evelyn Fanner Allen

2487665

Filed for records at the request of King County Engineer Sept. 13, A.D. 1928 at 5:00 p.m. post 3 o'clock P.M. and recorded in Vol. 32 of Plats, page 22, Records of King County Washington.

Thomas H. Conder
Deputy Auditor

ACKNOWLEDGMENT

State of Oregon }
County of Clatsop } ss. This is to certify that on the 1 day of Sept. A.D. 1928, before me the undersigned a Notary Public, personally appeared Louie R. Rutherford and Mary Allen Rutherford, husband and wife, to me known to be the persons who executed the foregoing dedication, and 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.

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

W.M. Bewley
Notary Public in and for the State of Oregon, residing at St. Helens, Ore.
My commission expires August 19, 1930.



State of Washington }
County of King } ss. This is to certify that on this 23 day of Aug. A.D. 1928, before me the undersigned a Notary Public, personally appeared Archibald J. Mahan and Emma B. Mahan, husband and wife, to me known to be the persons who executed the foregoing dedication, and 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.

In witness my hand and official seal the day and year first above written.

M.C. McDonough
Notary Public in and for the State of Wash. residing at Seattle.



State of Washington }
County of Spokane } ss. This is to certify that on this 17 day of September A.D. 1928 before me the undersigned a Notary Public, personally appeared Clarence Eimer Guse, and Mildred Allen Guse, husband and wife, to me known to be the persons who executed the foregoing dedication, and 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.

In witness my hand and official seal the day and year first above written.

Monica B. Thompson
Notary Public in and for the State of Wash. residing at Spokane, W.I.



State of Washington }
County of Okanogan } ss. This is to certify that on this 13 day of Sept. A.D. 1928 before me the undersigned a Notary Public, personally appeared Joseph Shepherd Allen and Evelyn Fanner Allen, husband and wife, to me known to be the persons who executed the foregoing dedication, and 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.

In witness my hand and official seal the day and year first above written.

Geo. M. Gibson
Notary Public in and for the State of Wash. residing at Turbot

