

3551807

SPECIAL WARRANTY DEED

THE GRANTOR, SEATTLE TRUST AND SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Washington with its principal office at Seattle, for and in consideration of the sum of -- TEN AND NO/100 -- -- -- -- -- (\$10.00) -- -- -- -- -- Dollars, lawful money of the United States of America, in hand paid, does by these presents grant, bargain, sell, convey and confirm to -- S. H. FRIKSSON, -- -- -- -- -- of Seattle, Washington, -- -- -- -- -- and to his heirs and assigns, the following described real estate situated in the County of KING State of Washington, to-wit:

Lots fifteen (15) and sixteen (16), Block eight (8); and Lot twenty-four (24), Block six (6); ALL in North Seattle Heights Division #2, according to plat thereof recorded in Vol. 33 of plats, page 41, records of said county; and

Lot twelve (12), Block three (3); Lots eleven (11), twelve (12), and thirteen (13), Block two (2); and Lot twenty-one (21), Block two (2); ALL in North Seattle Heights Division #1, according to plat thereof recorded in Vol. 31 of plats, page 28, records of said county; ALSO

Lots eight (8) and nine (9), Block twenty-two (22); and Lots three (3) and four (4), Block eight (8); OVERLAND PARK, according to plat thereof recorded in Volume 26 of plats, at page 14, records of said county.

SUBJECT to general taxes for the year 1946, and

SUBJECT to right of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on all the plats in the reasonable original grading of all streets, avenues, alleys and roads shown thereon, as granted in the dedication of the plats; ALSO

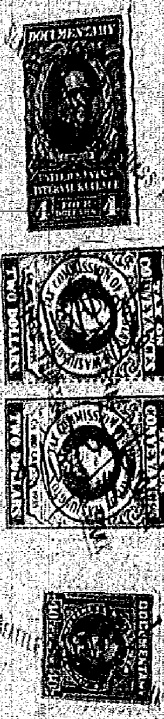
SUBJECT to restrictions contained in deed covering lots 3 and 4, Block 8, Overland Park, dated Sept. 11, 1928, executed by Peoples Realty Company, a Washington corporation, to Henry A. Keil; recorded March 16, 1929, in volume 1433 of deeds, page 14, under auditor's file No. 2524351, records of said county.

To have and to Hold the said premises with the appurtenances unto the said Grantee and to his heirs and assigns forever;

And the Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said lands, premises and appurtenances.

The following covenants and restrictions shall run with the lands in this deed described and be binding upon the Grantee, his heirs and assigns:

- 1. That no part of said described premises shall be used or occupied by any person not of White or Caucasian race, except a domestic servant actually employed by a white occupant of such building.
2. That no outhouses for lavatory conveniences will be erected on said described premises; such conveniences will be incorporated within, or as a part of, the building to which they appertain.
3. That all dwellings erected upon said described premises shall be completed and painted within six months after construction of same has begun.
4. That said dwellings shall be of a value of not less than Two Thousand Dollars (\$2,000.00).



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- 5. That no billboard or display or display advertising signs shall be erected or placed upon said described premises.
- 6. That all dwellings erected upon said described premises shall be placed and set back not less than twenty (20) feet from the street line.
- 7. That no garage, tool house, wood shed or other temporary or permanent structure apart from the main building on said premises shall be erected or placed within seventy-five (75) feet from the street line.
- 8. That no part of said described premises shall be used for any unlawful purpose or in violation of the Constitution or statutes of either the United States or of the State of Washington or any subdivision thereof.

The property above described was conveyed to the grantor herein in a trust capacity with full power to convey. This instrument is executed by it in its trust capacity only, and it shall not be liable hereunder except as trustee, and not beyond the trust estate.

IN WITNESS WHEREOF, SEATTLE TRUST AND SAVINGS BANK has caused these presents to be executed by its duly authorized officers and its seal to be hereunto affixed this -13th - day of March

A. D. 19 46.



SEATTLE TRUST AND SAVINGS BANK  
 By: *J. Frank Jefferson*  
 Vice-President  
 Attest: *Charles E. Kincaid*  
 Assistant Secretary

STATE OF WASHINGTON }  
 County of KING }

On this -13th - day of March, 1946 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared - J. FRANK JEFFERSON - - - and - CHARLES E. KINCAID - - - to me known to be the Vice-President and Assistant Secretary, respectively, of SEATTLE TRUST AND SAVINGS BANK, the corporation that executed the 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.



*Alva M. Engstrom*  
 Notary Public in and for the State of Washington,  
 residing at Seattle.

SPECIAL WARRANTY DEED

FILED for Record at Request of  
*and H. [unclear]*  
 625-2 [unclear] [unclear]  
 Seattle 99 Wash.

RECORDED  
 VOL. OF  
 PAGE REQUEST OF

1946 MAR 22 PM 3 21

ROBERT A. MORRIS AUDITOR  
 KING COUNTY, WASH.  
 DEPUTY

*1-241*  
*16-5-1*

1351

1433-14

Filed for record at request of Tom Alderson, Mar 16, 1929 at 01 min past 11 A.M.  
George A. Grant, County Auditor

MJ/173

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2524351 Peoples Realty Company  
To  
Henry A. Keil

Warranty Deed

Statutory Warranty Deed

No. 321

The Grantor, Peoples Realty Company, a corporation organized and existing under the laws of the State of Washington, for and in consideration of Ten and no/100 (\$10.00) Dollars, in hand paid, conveys and warrants to Henry A. Keil the following described real estate:

Lots Three (3) and Four (4), Block No. Eight (8), of Overland Park, according to the Plat thereof on file in the office of the Auditor of King County, Washington, and recorded in Vol. 26 of Plats, at page 44, situated in the County of King, State of Washington.

Subject to the following restrictions, which shall be binding on the grantee, his heirs, successors, administrators and assigns, to-wit:

1—At no time shall any part of the said land be used or occupied for the manufacture, brewing, distilling or sale of spirituous or malt liquors, nor shall the said lots, or any part thereof, or any building erected thereon at any time hereafter, be used or occupied as a bone-boiling establishment, tannery, slaughter house, glue, soap, candle, starch or gunpowder manufactory, or for any other offensive or dangerous purposes.

2—That the said lots or buildings thereon shall never be rented, leased or sold, transferred or conveyed to, nor shall the same be occupied by any negro or colored person or person of negro blood, or persons of the Mongolian Race.

3—That no signs for advertising purposes shall be erected or placed thereon.

4—That all buildings erected thereon shall be placed and set back not less than ten feet (10') from the street line, provided that steps, windows, porticos and other projections appurtenant thereto may be within said distance.

5—That there shall not be erected upon any portion of said premises any dwelling costing less than Two Thousand Dollars (\$2,000.00).

Dated this Eleventh day of September, A.D. 1928.

(P.R. Co., Corp. Seal)

PEOPLES REALTY COMPANY (Seal)

By M. R. Dubin, Pres.

State of Washington )  
County of King )SS

This is to certify that before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared M. R. Dubin, to me known to be the President of Peoples Realty Company, the officer who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as the free and voluntary act of said company, for the uses and purposes therein mentioned, and on oath stated that the seal attached thereto is the corporate seal of said company, and that he was authorized to execute the same.

Given under my hand and official seal this 11th day of September, 1928.

I.A.I. Notarial Seal  
(Com. Ex. Mar. 28, 1931)

Isabella A. Ivers  
Notary Public in and for the State of  
Washington, residing at Seattle.

Filed for record at request of Henry A. Keil, Mar 16, 1929 at 17 min past 11 A.M.

MJ/173

George A. Grant, County Auditor

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2524364 Louis Aries, et ux  
To  
Ercole Ottavelli

Quit Claim Deed

Statutory Form

The Grantor, Louis Aries and Rosa Aries, his wife, of Bellevue in the County of King and State of Washington, for the consideration of Ten (\$10.00) Dollars, in hand paid, convey and quit-claim to Ercole Ottavelli, a bachelor, of the County of King, in the State of Washington all interest in the following described Real Estate:

An undivided one-seventh (1/7) interest in and to the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter, of Section Thirty-five (35), Township Twenty-five (25), North Range Five East, W. M.

situated in the County of King, State of Washington.

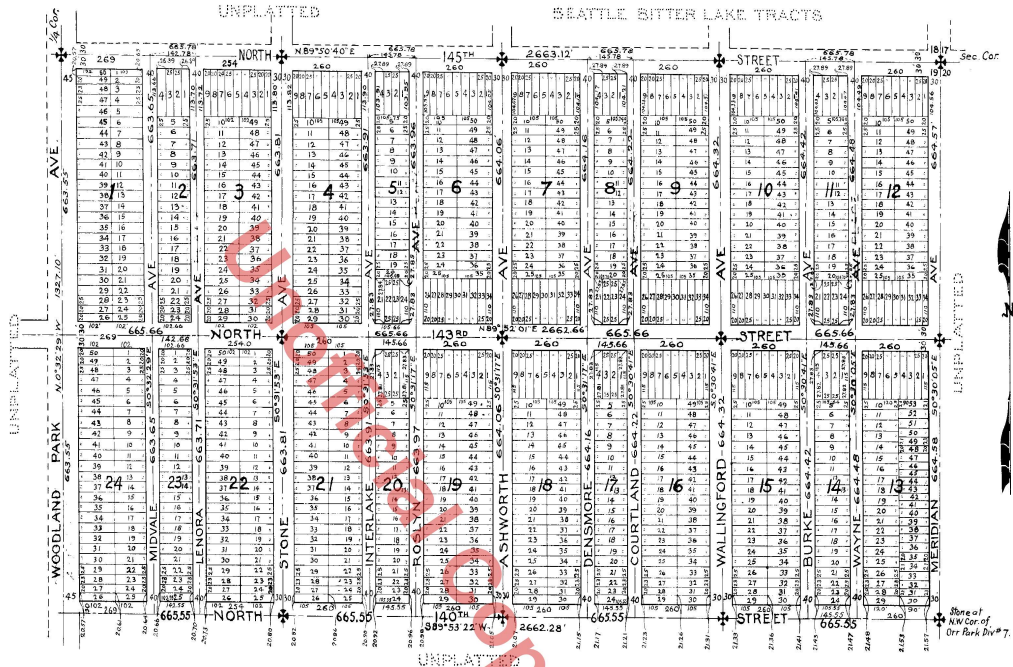
Dated this 25th day of February, 1925.

Louis Aries  
Rosa Aries

# OVERLAND PARK

H.M. Love, Engineer.

Scale 1"=200'



### Description.

This Plat of Overland Park covers and includes all of the North half of the NE 1/4 of Section 19, Twp 26 N. R. 4 E. W.M. All distances are as shown on the face of the plat in feet. Monuments are indicated thus +

### Dedication.

Know all men by these presents that Caroline L. McKnight, Thomas J. H. McKnight, husband and wife, and Francenie R. Love (formerly Francenie R. Richards and E. T. Love, husband and wife, owners in fee simple of the above described property, and Peoples Realty Company, a Corporation, organized and existing under the Laws of the State of Washington, assignee of the vendee in a certain real estate contract on the above described property, do hereby declare this plat of Overland Park, and dedicate to the use of the public forever, all the 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 upon this plat in the reasonable original grading of all streets and avenues shown thereon.

In witness Whereof the said Peoples Realty Company by a resolution of its board of trustees have caused these presents to be subscribed by its President, and attested by its Secretary and its Corporate Seal to be hereunto affixed this 4th day of August, 1923, and the said owners in fee simple have hereunto set their hands and seals this 4th day of August, 1923.

Thomas J. H. McKnight  
Francenie R. Love  
By Seattle Title Trust Company  
By Worrall Wilson  
its President.  
By Charlton L. Hall  
its Secretary.  
As Attorney in fact for the above.

Caroline L. McKnight  
E. T. Love.  
Peoples Realty Company  
By M. R. Dubin  
its President  
By D. L. Kates  
its Secretary

### Acknowledgment.

(State of Washington) ss  
County of King  
This is to certify that on this 4th day of August AD 1923 before me the undersigned, a notary public, personally appeared M. R. Dubin and D. L. Kates, to me known to be the President and Secretary of the Peoples Realty Company the Corporation that executed the foregoing dedication, and the Seattle Title Trust Company, as Attorney in fact for Caroline L. McKnight, Thomas J. H. McKnight Francenie R. Love and E. T. Love by Worrall Wilson its President and Charleton L. Hall, its Secretary and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation and of said principals, for the uses and purposes therein mentioned and on oath stated 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 this 4th day of August, 1923.

L. R. Ryan  
Notary Public in and for the State of Washington Residing at Seattle



Examined and Approved, this 6th day of August A.D. 1923.

By Thomas D. Hunt, Deputy  
Thomas R. Beeman  
County Engineer

Approved by the Board of County Commissioners this 7 day of Aug. A.D. 1923

Wm. A. Gaines  
Chairman of County Commissioners  
Attest: C. F. Gage  
Dep. Clerk, Board of County Commissioners



I hereby certify that this plat of Overland Park is based on an actual survey and subdivision of Section 19, Township 26 North, Range 4 East, W.M., that the angles, courses and distances shown thereon are correct; that the monuments have been set, and the lot and block corners staked on the ground

Filed for Record at the Request of the County Engineer August 7th A.D. 1923 at 31 Min. past 1 P.M. and recorded in Vol. 26, Page 44 of Plats, Records of King County, Washington

By \_\_\_\_\_  
Deputy County Auditor.

H. M. Love  
Civil Engineer

Thomas H. Carder,  
Draftsman.

1923