

Filed for record at request of Seattle Mortgage Loan Co. Oct. 6, 1928 at 26 min past 10 A M

GOJ

George A. Grant, County Auditor

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2492774

J. L. Grandey, Inc.

To

Warranty Deed

Cora B. Hartwell

WARRANTY DEED

THE GRANTOR, J. L. Grandey, Inc. of Seattle, Washington, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, conveys and warrants to Cora B. Hartwell, a widow, of Seattle, Washington, the following described real estate, situated in the County of King, State of Washington:

Lot Twelve (12), Block One (1), Queen Anne Park, an addition to the City of Seattle.

Subject to Easement granted to Puget Sound Power & Light Company under Auditor's No. 2256264.

Subject also to Agreement with the City of Seattle under Auditor's No. 2276819.

The vendee agrees to take the property herein described subject to the following restrictions, which shall be deemed covenants running with the land, and shall also be conditions subsequent, which said restrictions and covenants shall be effective until January 1, 1958;

1. 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.

2. No such dwelling house shall be erected or maintained which shall cost at prevailing market prices, less than \$8000.00; and the erection of no such house upon said property shall be commenced prior to December 31, 1932 until after plans therefor have been approved by an architect employed by the vendor at its expense.

3. No chickens or other fowl, or animals except individual household pets, shall at any time be kept or maintained upon said property.

4. No person or persons of Asiatic, African or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property, or any building thereon; except, domestic servant or servants may be actually and in good faith employed by white occupants of such premises.

5. No house or part thereof, or other structure, shall be constructed or maintained upon said premises nearer to the front street margin than the line described upon the plat of Queen Anne Park as "building limit."

Upon the violation of any of the foregoing restrictions by the vendee, or the officers, agents, devisees, grantees or assignees of the vendee, the entire estate in the herein described property shall revert to the grantor herein, its successors or assigns.

Dated this 2nd day of May, A.D. 1928.

(J.L.G.Inc. Corp.Seal)

J. L. Grandey, Inc.

By Geo. E. Morford (Seal) Vice President

By Harry L. DuBois (Seal) Asst. Secretary

STATE OF WASHINGTON

COUNTY OF KING

) SS

ON THIS 2nd day of May, A.D. 1928 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Geo. E. Morford and Harry L. DuBois to me known to be the Vice President and Asst. Secretary, respectively, of J. L. Grandey, Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and

QUEEN ANNE PARK

AN ADDITION TO THE CITY OF SEATTLE

Morford & Mowry
Civil Engineers

Scale 1-inch = 50-Feet

DESCRIPTION

This Addition covers and includes all that portion of Prosch's Queen Anne Addition to the City of Seattle, as recorded in Volume 18 of Plats, page 35, records of King County, Washington, lying south of the south line of West Barlow Street and north of the north line of West Barrett Street and West of the West line of 7th Avenue West, and east of the east line of 11th Avenue West, excepting Lots 9(1) inclusive of Block II and lots II and 12 of Block 10, and further excepting the following described portion of 10th Avenue West, beginning at the southeast corner of Lot 10, Block II, and running thence N 46° 15' 12" E, 100.39 feet to a point in the north line of Lot 7, Block II, produced; thence N 89° 41' 02" E, 25 feet; thence North 33.55 feet to an intersection with the north line of Lot 12, Block II, produced westerly; thence N 89° 41' 02" E, 25 feet; thence South 69.44 feet; thence along the arc of a curve to the left of a uniform radius of 50 feet a distance of 78.82 feet to a point of tangency with the south line of Lot 11, Block II, produced westerly; thence S 89° 41' 02" W along said south line of Lot 11, Block II, produced 75.22 feet; thence South 14 feet to an intersection with the south line of Lot 10, Block II, produced easterly; thence S 89° 41' 02" W along said south line of Lot 10, Block II, produced, 33.35 feet to the point of beginning.

DEDICATION

Know all men by these presents that we, Geo. E. Morford and Gertrude Keen Morford, owners in fee simple of the tract of land plotted in this Queen Anne Park Addition to the City of Seattle, do hereby declare this plat and dedicate to the use of the public forever all the streets and avenues shown hereon, and the use thereof for city 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 shown on this plat in the reasonable original grading of all streets and avenues.

In witness whereof we have hereunto set our hands and seals this 4th day of February, A.D. 1926.

Geo. E. Morford
Gertrude Keen Morford
By Geo. E. Morford
Her Attorney in Fact.

ACKNOWLEDGMENT

State of Washington) s.s.
County of King)
This is to certify that on this 4th day of February, 1926, before the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Geo. E. Morford, to me known to be the individual described in and who executed the foregoing instrument for himself and as attorney in fact of Gertrude Keen Morford, his wife, also therein described, and acknowledged to me that he signed and sealed the said instrument for himself and as such attorney in fact for said principal, freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official Seal the day and year first above written.
Eather Solihakke
Notary Public in and for the State of Washington, residing at Seattle.



Examined and approved by me this 11th day of February, A.D. 1926.
J. D. Blackwell
City Engineer.

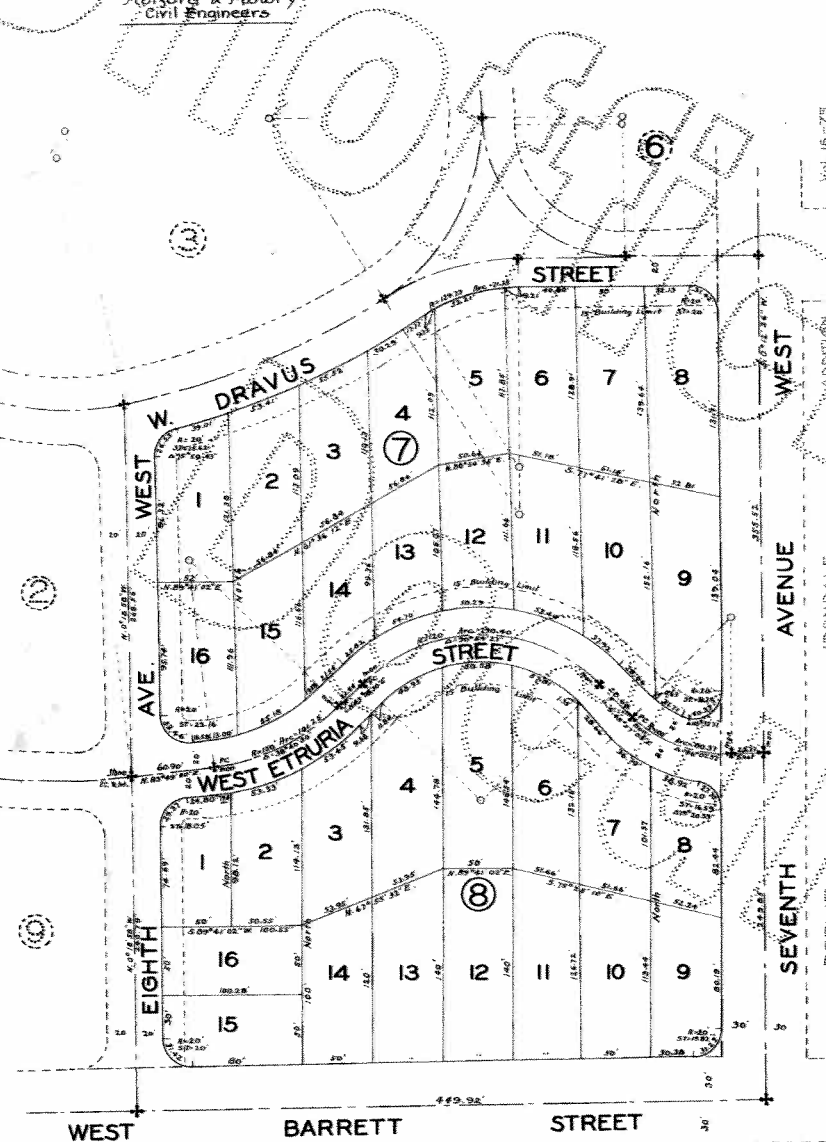
Approved by the Mayor and City Council of the City of Seattle by Ordinance No. 50446, this 25th day of Feb. A.D. 1926.
Attest H. W. Carroll
City Clerk
E. M. Street
Deputy.
Edwin J. Brown
Mayor.



2144806

Filed for record at the request of City Engineer this 25th of February, A.D. 1926, at 36 min. past 10 o'clock A.M. and recorded in Volume 28 of Plats, pages 38, 39, 40, 41, records of King County, Washington.

By _____
Deputy
Thomas H. Carder,
Draftsman.



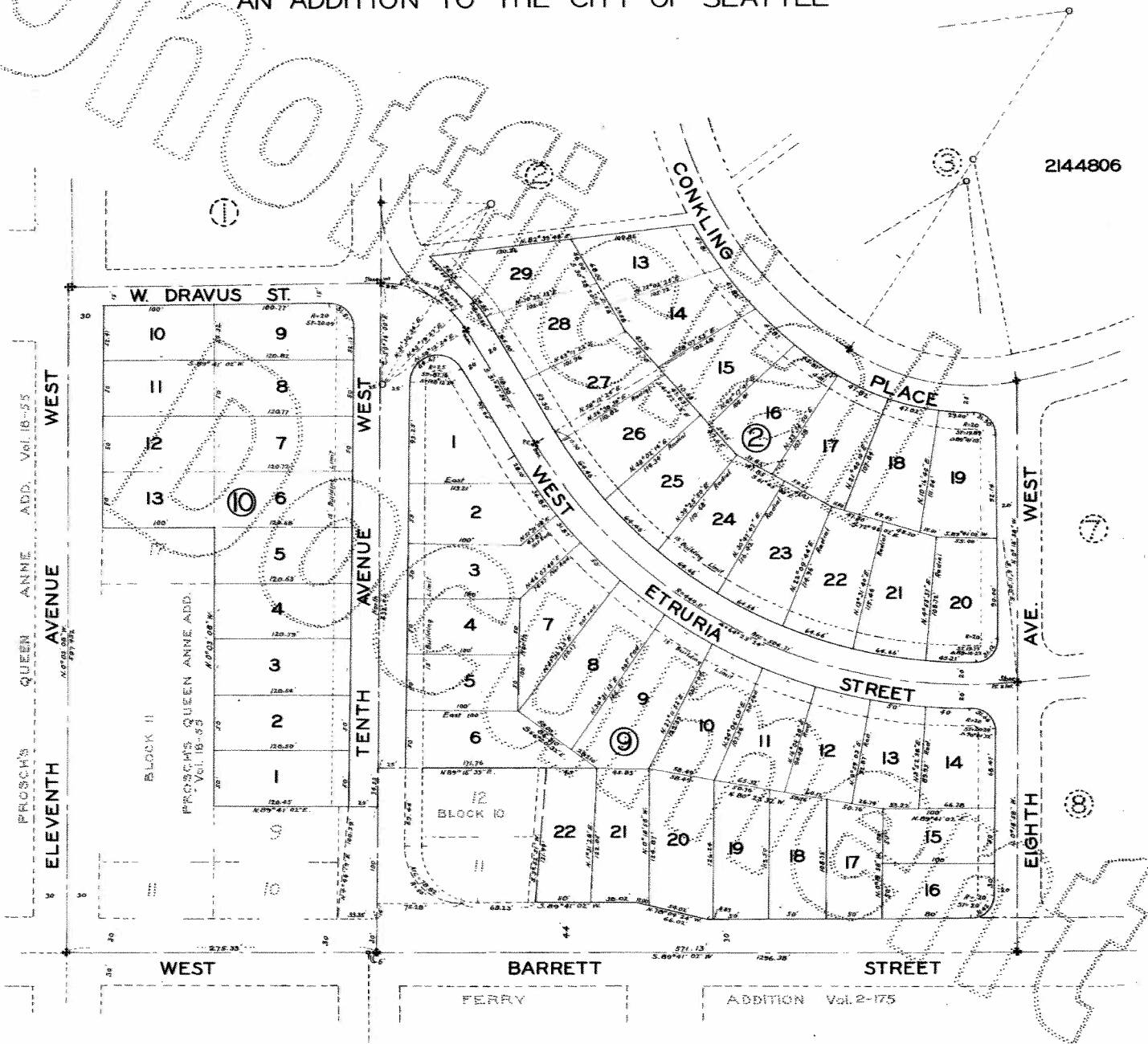
FERRY ADDITION Vol. 2-175

GRAND VIEW ADDITION Vol. 3-83

QUEEN ANNE PARK

AN ADDITION TO THE CITY OF SEATTLE

2144806



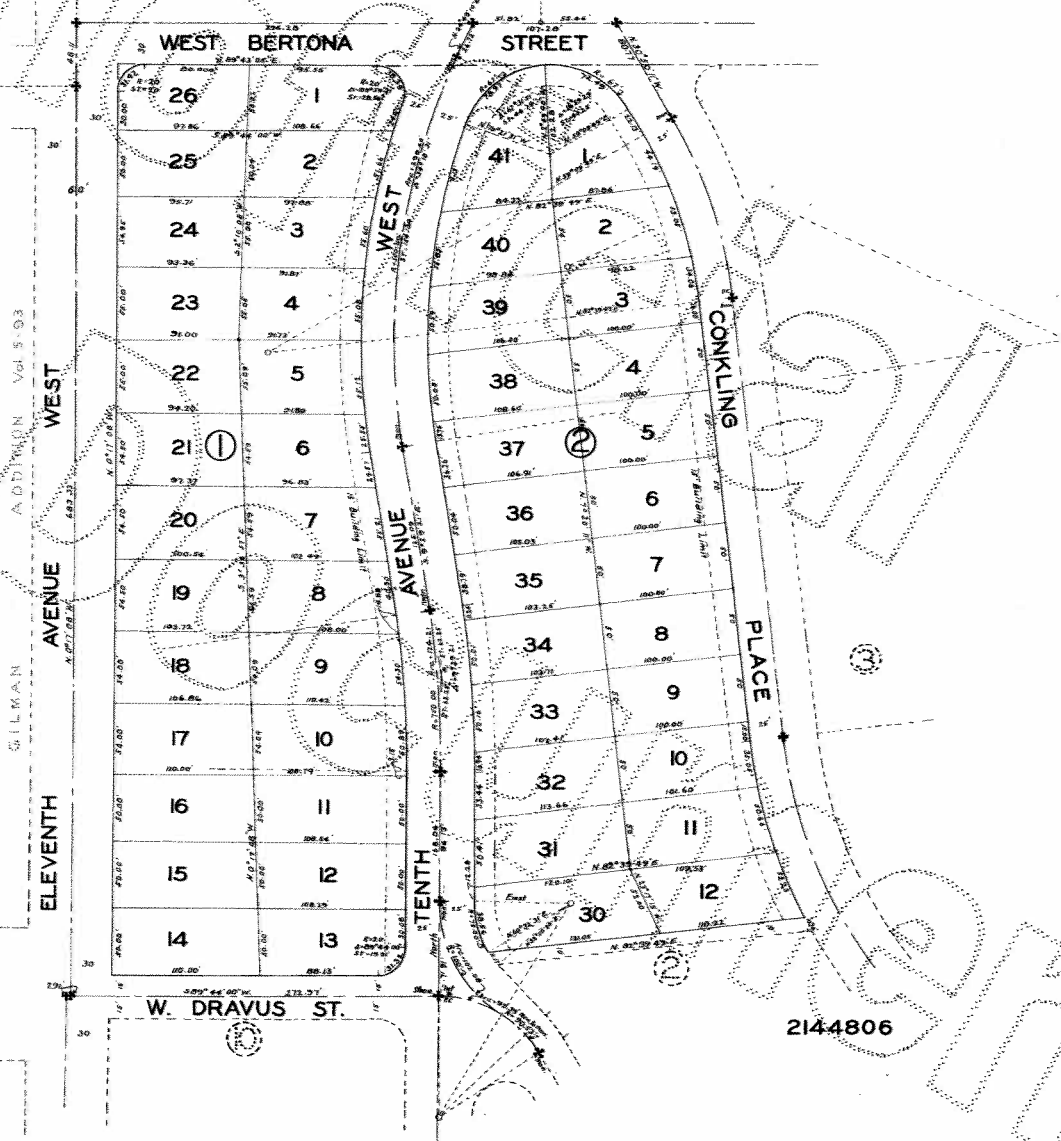
QUEEN ANNE PARK

AN ADDITION TO THE CITY OF SEATTLE

GETMAN

ADDITION

Vol. 3--82



GILMAN ADDITION Vol. 5-93

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QUEEN ANNE PARK

AN ADDITION TO THE CITY OF SEATTLE

Scale 1 inch = 50 Feet

