

MAY



# Statutory Warranty Deed

THE GRANTOR S Albert S. Balch, and Edith A. Balch, his wife-----

for and in consideration of Ten Dollars  
(\$10.00), in hand paid, conveys and warrants to Earl W. Heindel and Gladys  
M. Heindel, his wife\*\*\*\*\*

the following described real estate, situated in the County of King State of  
Washington: Lot Six (6) Block One (1) Rose Mary, an addition to  
King County, as recorded on the official plat on file in the office  
of the county auditor.

Subject to the following conditions, limitations and restrictions, to-wit:

No building shall be erected on any building plot except one detached single-family dwelling and a one or two car garage.  
No lot shall be resubdivided into building lots having less than 5,000 square feet of area or a width of less than 50 feet each.  
No building shall be erected on any lot nearer than 25 feet to the East lot line nor nearer than 15 feet to the West lot  
line nor nearer than 5 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-third of a lot  
if approved by the restrictions committee.

No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which shall be or be-  
come an annoyance or nuisance to the neighborhood.

No race or nationality other than those of the White or Caucasian Race shall use or occupy any dwelling on any lot except  
that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner  
or tenant.

No trailer, basement, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence tem-  
porarily or permanently, nor shall any residence of a temporary character be permitted.

No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to, or if  
there is no committee, it shall conform to and be in harmony with similar structures in the tract.

No building shall be erected on any lot until the design and location thereof have been approved in writing by a com-  
mittee appointed by the subdivider or elected by a majority of the owners of lots in said subdivision. However, in the event that  
such committee is not in existence or fails to approve or disapprove such design or location within a reasonable time, then such  
approval will not be required, provided the design and location on the lot conform to and are in harmony with similar structures  
in the tract, and as regards dwellings, the ground floor square foot area is not less than 600 square feet in the case of a one-  
story structure or 600 square feet in the case of a two-story structure.

The covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming  
under them until January 1, 1962, at which time said covenants and restrictions shall terminate.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or  
restrictions herein before January 1, 1962, it shall be lawful for any other person or persons owning any other lots in said de-  
velopment or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting  
to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues  
for such violations.

The restrictions impressed on said lots, as aforesaid, are in lieu of any restrictions heretofore imposed by the parties hereto  
on any of said lots.

Dated this First day of March, A. D. 1940

*Albert S. Balch* (SEAL)  
*Edith A. Balch*

STATE OF WASHINGTON,

County of King

} ss. \_\_\_\_\_ (SEAL)

On this day personally appeared before me Albert S. Balch and Edith A. Balch  
to me known to be the individuals described in and who executed the within and foregoing instrument, and  
acknowledged that they signed the same as their free and voluntary act and deed, for the  
uses and purposes therein mentioned.

my hand and official seal this 2nd day of April, 1940

*Bruce F. Wilson*  
Notary Public in and for the State of Washington,  
residing at Seattle.

# ROSE MARY

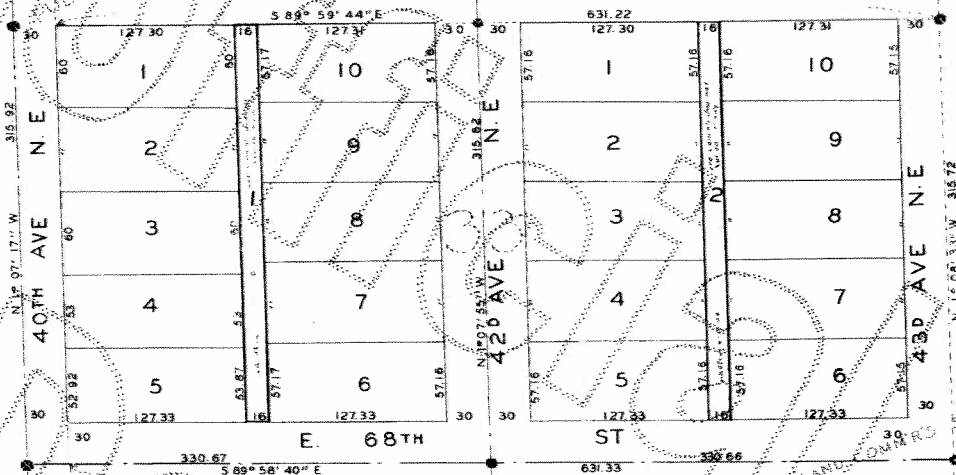
AN ADDITION TO KING COUNTY  
(IN SW¼ SEC 3 TP 25N R. 4E W.M.)

GARDNER, GARDNER & HITCHINGS, INC.  
ENGINEERS & SURVEYORS

SCALE 1" = 50'

MAY, 1938

STATE OF WASH. PUBLIC LAND COMMISSIONERS SUBDIVISION 19-43



### DESCRIPTION

THIS PLAT EMBRACES TRACT 33 OF STATE OF WASHINGTON PUBLIC LAND COMMISSIONERS SUBDIVISION OF THE SW¼ AND W½ OF SE¼ OF SEC 3 TP 25N R. 4E, W.M.  
\* INDICATES STONE MON. STAKES AT LOT CORNERS

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, W. H. ROSE AND MARY G. ROSE HIS WIFE OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, ALLEYS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON PLAT, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTANT 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 ORIGINAL AND REASONABLE GRADING OF ALL THE STREETS, ALLEYS, AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEALS THIS 28 DAY OF A. D. 1938

WILLIAM HENRY ROSE  
MARY G. ROSE

### ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF APRIL A. D. 1938 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED W. H. ROSE AND MARY G. ROSE, TO ME KNOW TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACTS AND DEEDS FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

W. W. HAUGLAND

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



### ENGINEER'S CERTIFICATE

WE HEREBY CERTIFY THAT "ROSE MARY" ADD IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC 3 TP 25 N. R. 4 E. W. M.; THAT COURSES AND DISTANCES ARE CORRECTLY SHOWN; AND THAT MONUMENTS HAVE BEEN SET.

GARDNER, GARDNER & HITCHINGS, INC.  
BY ALLEN HITCHINGS, PRES.

EXAMINED AND APPROVED THIS 17 DAY MAY A. D. 1938 BY THE KING COUNTY PLANNING COMMISSION

BY CLAY ALLEN VICE CHAIRMAN  
JOSHUA H. VOGEL PLANNING ENGINEER  
OTWAY PARDEE SECRETARY

EXAMINED AND APPROVED THIS 14 DAY OF MAY A. D. 1938

BY H. H. SISLER COUNTY ROAD ENGINEER  
BY DEPUTY

EXAMINED AND APPROVED THIS 16TH DAY OF MAY A. D. 1938

LOUIS NASH  
ATTEST MARION KELEZ CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS  
DEP. CLERK, BOARD OF COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION ON THE 21 DAY OF MAY A. D. 1938 AT 10 MIN. PAST 2 A.M. AND RECORDED IN VOL. 34 OF PLATS, PAGE 49, RECORDS OF KING COUNTY, WASH.

EARL MILLER COUNTY AUDITOR  
BY A. C. MILLER DEPUTY

2997300

