

BI

Entry Code # 110

George A. Grant, County Auditor.

University
Lake
Shore
Plot 2
1/28/1932

Hillman Investment Company

to

Real Estate Contract

Walter C. Hellens

Real Estate Contract

It is hereby mutually agreed, by and between Hillman Investment Company, a corporation, of Seattle, State of Washington, the party of the first part, and Walter C. Hellens, of Kenneydale, Wash., the party of the second part, that said party of the first part will sell to said party of the second part, his heirs or assigns, and the said party of the second part will purchase of said parties of the first part, its successors or assigns, the following described lot, or of land situated in King County, State of Washington, to-wit:

Lot Fourteen (14) Block Twenty Three (23) University Lake Shore Addition per the recorded plat, Seattle, Wn. with the appurtenances thereunto belonging, on the following terms:

1st. The purchase price for said land is one thousand (\$1000) dollars of which the sum of fifty (\$50.00) dollars has this day been paid as earnest, the receipt whereof is hereby acknowledged by the said parties of the first part; and the further sum of ten (\$10.00) dollars to be paid on or before the twenty eight day of February A. D. 1932, and the further sum of ten (\$10.00) dollars to be paid on or before the twenty eight day of each and every month thereafter until the balance of nine hundred (\$950.00) dollars has been fully paid, with interest on the unpaid installments from date at the rate of six (6%) per cent. per annum, payable semi annually.

All payments to be made to the Collection Department of the National Bank of Commerce, Second Avenue and Spring Street, Seattle, Washington, to the credit of the Hillman Investment Company.

2nd. The party of the second part shall also pay before the same becomes delinquent all taxes and assessments which may be levied or may accrue against said lands, or any part thereof, from this day.

3rd. Said land to be conveyed by a good and sufficient warranty deed to said party of the second part when said purchase price shall have been fully paid.

4th. The party of the second part agrees to keep all buildings now upon or hereafter placed upon said premises insured, payable to the first parties as its interest may appear, in as large a sum as reliable insurance companies will carry.

5th. Parties of the first part will give some flower bulbs and some grass seed free of charge to party of the second part, to be put on said property at second party expense.

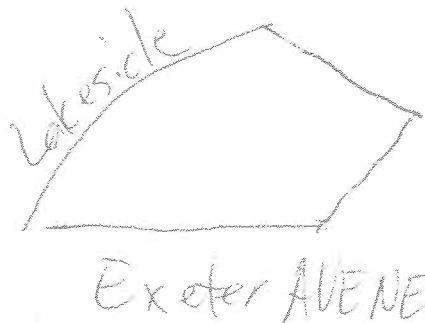
6th. Time is the essence of this contract, and in case of failure of the said party of the second part to make either of the payments or perform any of the covenants on his part, this contract shall be forfeited and determined at the election of the said party of the first part and the said party of the second part shall forfeit all payments made by him on this contract, and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by it sustained; and it shall have the right to re-enter and take possession of said lands and premises and every part thereof in Divisions One & Two & Three.

7th. The party of the second part can transfer and sell this contract to any desirable people of

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Lake City /

Between Lakeside AVE NE



around
NE 119th Street

Reel 1588
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the Caucasian race only.

8th. Any and all work done by second party on above described property is to be done at the second party expense.

Witness our hands and seals in duplicate this 28 day of January, A. D. 1932.

Signed, sealed and delivered in presence of

Lacy Matson

A. Mahlenberg

(H. I. Co. Corp. Seal)

Hillman Investment Company

By C. D. Hillman

Walter C. Hellens

(Seal)
(Seal)
(Seal)

State of Washington)--
County of King

University Lake Shore

On this 28th day of January, A. D. 1932, before me, the undersigned, a Notary Public, personally appeared Clarence D. Hillman, the President of the Hillman Investment Company, Incorporated, to me known to be the President of 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 he was authorized to execute 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 first above written.

(G.W.C. Notarial Seal)

G. W. Camp

Aud. Note: Do not record payments.

(Com. Ex. Nov. 20, 1933)

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

Filed for record at request of Walter C. Hellens, Mar. 16, 1932, at 01 min. past 11 A. M.
George A. Grant, County Auditor

2714026

Bryan F. Guy, et ux
to
H. E. Leonard, et ux

Quit Claim Deed

Statutory Quit Claim Deed

The grantor, Bryan F. Guy and wife, Doris E. Guy, for and in consideration of ten and no/100ths dollars, conveys and quit-claims to H. E. Leonard and Eleanor H. Leonard, his wife, all interest in the following described real estate:

The west 41' of the following described property; that portion of block 63, The Maple Leaf Addition to Green Lake Circle according to Plat recorded in Volume 2 of Plats, page 115, records of King County, Washington, described as follows: Beginning at a point on the north line of said block 357' east of the northwest corner thereof, thence east along said north line 170.57 feet more or less to a point 110 feet west of the northeast corner thereof, thence south parallel with the east line of said block 110', thence west parallel with the north line of said block 169.96 feet more or less to an intersection with a line parallel with the west line of said block and distant 357' east of said west line when measured along the north line thereof; thence north along said parallel line 110 feet to point of beginning, situated in the County of King, State of Washington.

Dated this 12th day of March, A. D. 1932.

Bryan F. Guy

(Seal)

Doris E. Guy

(Seal)

State of Washington)ss.
County of King

On this 12th day of March, 1932, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn...