



# STATUTORY WARRANTY DEED

INCORPORATE FORM

THE GRANTOR WALLIS LAND COMPANY, INC., a Washington corporation,

for and in consideration of TEN and no/100 DOLLARS (\$10.00)

in hand paid, conveys and warrants to LOUISE HAZELWOOD,

the following described real estate, situated in the County of King State of Washington: Tract 52, Wallis' Country Club Tracts, according to plat whereof recorded in volume 35 of plats, page 45, records of said county; 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 the plat in the reasonable, original grading of all streets, avenues, alleys and roads shown thereon, as granted in the dedication of the plat; and SUBJECT, ALSO, to restrictions contained in the plat of said addition, substantially as follows: Only single detached residence costing not less than \$2000.00 together with garages, may be erected upon these tracts. Provided, no residence together with garage, may be erected upon any area containing less than 10,000 square feet. Until sewer connections are available, each residence shall be served with a septic tank. No part of the property hereby platted, shall be used for trade, manufacture or business purposes of any kind, but shall be used for residential purposes only by white persons, except that servants, not of the white race but actually employed by white occupant, may reside on said property.

This deed is given in fulfillment of that certain contract between the parties hereto, dated May 20, 1941, and conditioned for the conveyance of the above described property and the covenants of warranty herein contained shall not apply to any title, interest, lien or encumbrance arising by, thru 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.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 10th day of August, 1944.



WALLIS LAND COMPANY, INC.

By *[Signature]* President

By *[Signature]* Secretary

STATE OF WASHINGTON }  
County of King } ss.

On this day personally appeared before me R. L. McDONALD and JOHN F. LINSLEY to me known to be the President and Secretary, respectively, of WALLIS LAND COMPANY, INC., a Washington corporation,

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 each stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal this 10th day of August, 1944.

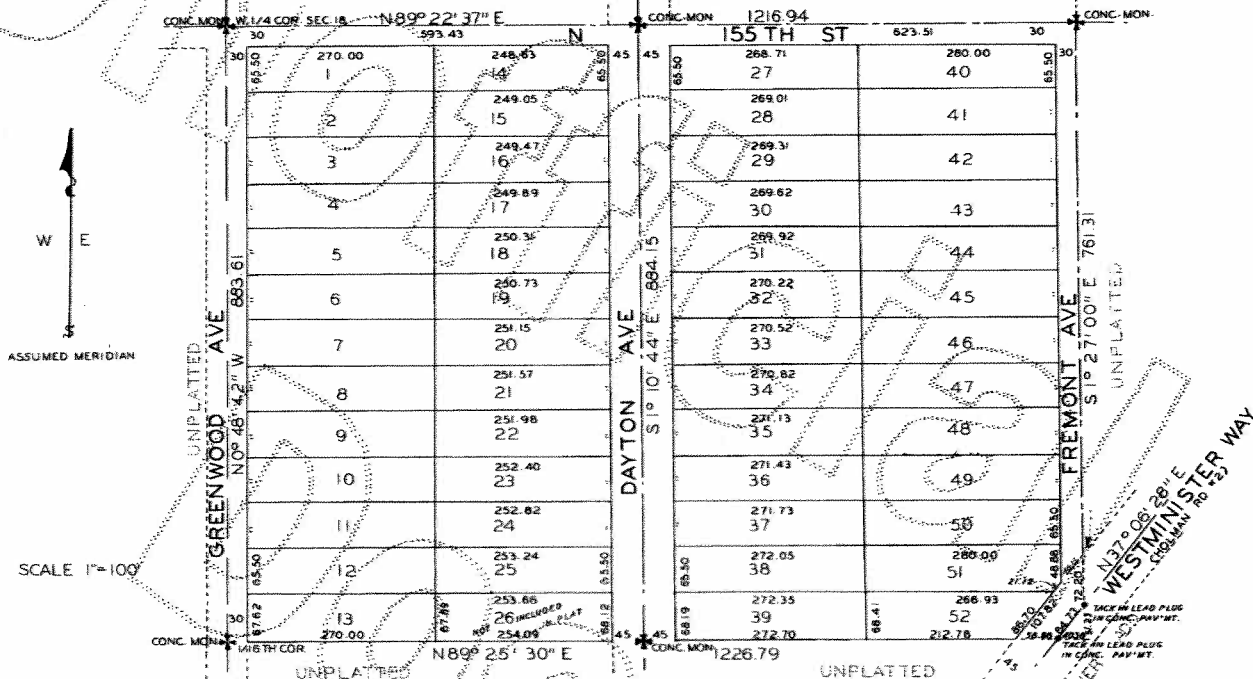
*[Signature]*

# WALLIS<sup>9</sup>

## COUNTRY CLUB TRACTS

IN SEC 18 T26N R4E W.M.

UNPLATTED



### DESCRIPTION

THIS PLAT "WALLIS' COUNTRY CLUB TRACTS" EMBRACES THE FOLLOWING DESCRIBED LAND:  
NORTH TWO-THIRDS OF THE NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER OF SEC 18, TWP 26 NORTH, RA 4 EAST, W.M. EXCEPT COUNTY ROADS, ALSO EXCEPT TRACT 28 SHOWN HEREOF.

### RESTRICTIONS

ONLY SINGLE DETACHED RESIDENCE COSTING NOT LESS THAN \$2,000 TOGETHER WITH GARAGES MAY BE ERRECTED UPON THESE TRACTS. PROVIDED, NO RESIDENCE TOGETHER WITH GARAGE MAY BE ERRECTED UPON ANY AREA CONTAINING LESS THAN 10,000 SQUARE FEET, UNFILL SEWER CONNECTIONS ARE AVAILABLE. EACH RESIDENCE SHALL BE SERVED WITH A SEPTIC TANK. NO PART OF THE PROPERTY HEREBY PLATTED SHALL BE USED FOR TRADE, MANUFACTURE OR BUSINESS PURPOSES OF ANY KIND, BUT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY BY WHITE PERSONS, EXCEPT THAT SERVANTS, NOT OF THE WHITE RACE, BUT ACTUALLY EMPLOYED BY WHITE OCCUPANT, MAY RESIDE ON SAID PROPERTY.

### ENGINEERS AND SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE ABOVE DESCRIBED SECTION, THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY HEREOF, THAT THE PLATTING REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS INC.

BY ALLEN HITCHINGS, PRES.

STATE LICENSE #199  
RENEWAL #40132  
DATED JULY 15 1939



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE WALLIS LAND COMPANY, INC. A WASHINGTON CORPORATION, OWNER IN FULL OF THE LAND, HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREOF AND THE USE THEREOF FOR ANY AND ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND THE RIGHT TO MAKE ALL NECESSARY CUTS OR FILLS UPON THE LOTS AND TRACTS SHOWN HEREOF IN THE ORIGINAL, REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREOF.

IN WITNESS WHEREOF THE SAID CORPORATION, BY ITS PRESIDENT AND SECRETARY HAS CAUSED ITS CORPORATE NAME TO BE HEREOF SUBSCRIBED AND ITS SEAL AFFIXED THIS 25TH DAY OF JULY A.D. 1939.

WALLIS LAND COMPANY, INC.  
BY R. E. McDONALD, PRES.  
BY JOHN P. LYCETTE, SECY.



### ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 25TH DAY OF JULY A.D. 1939 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED R. E. McDONALD AND JOHN P. LYCETTE, TO ME KNOWN TO BE THE PRES AND SECY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS 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 SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.  
IN WITNESS WHEREOF, I HAVE HEREOF SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

JOHN F. MILLER  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE.



EXAMINED AND APPROVED THIS 25TH DAY OF SEPT. A. D. 1939  
BY H. H. SISLER, KING COUNTY ROAD ENGINEER  
BY DEPUTY

I HEREBY CERTIFY THAT THE WITHIN PLAT OF WALLIS' COUNTRY CLUB TRACTS IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 26TH DAY OF SEPTEMBER, A.D. 1939.

R. G. TYLER, CHAIRMAN  
OTWAY PARDEL, SECRETARY  
JOSHUA H. VOGEL, PLANNING ENGINEER - EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 26TH DAY OF SEPTEMBER, A.D. 1939

JACK TAYLOR  
CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS

ATTEST: EARL MILLIKIN  
CLERK BOARD OF KING COUNTY COMMISSIONERS  
BY HARVEY KELLE, DEPUTY

3065626  
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 27 DAY OF SEPT. 1939 AT 89 MON. FIRST 10 A.M. AND RECORDED IN VOL. 95 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASH.

EARL MILLIKIN  
KING COUNTY AUDITOR

BY C. C. MILLER, DEPUTY COUNTY AUDITOR

