

therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written
(D. E. H. Notarial Seal) Dean E. Hart
(Com. Ex. Dec. 22, 1932) Notary Public in and for the State of Washington, residing at Seattle.

Filed for record at request of Mrs. Nellie Wilson, July 15, 1929 at 40 min. past 1 P. M.
IWF Hili George A. Grant, County Auditor

2548536

Geo. E. Morford, et ux
To
Emil Beck, et al

Warranty Deed

Statutory Warranty Deed

The Grantors Geo. E. Morford and Gertrude Keen Morford, his wife, of Seattle, Washington for and in consideration of Ten Dollars and other valuable considerations Dollars, in hand paid, convey and warrant to Emil Beck and R. G. Rasmussen, of Seattle, Washington the following described real estate, situated in the County of _ State of Washington:

Lot Three (3), Block Ten (10), 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 To Agreement with the City of Seattle under Auditor's No. 2276819.

Aud. Note: X-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 attached 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 vendee 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. - X

Dated this 15th day of July, A. D., 1929.

Geo. E. Morford (Seal)
Gertrude Keen Morford (Seal)

State of Washington,
)ss
County of King

On this 15th day of July, A. D. 1929, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Geo. E. Morford and Gertrude Keen Morford, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written
(E. S. Notarial Seal) Esther Solibakke
(Com. Ex. May 15, 1932) Notary Public in and for the State of Washington, residing at Seattle.

Filed for record at request of F. W. Keen Company, July 15, 1929 at 25 min. past 3 P. M.
IWF Hili George A. Grant, County Auditor