

Contract No. 2540

## Special Warranty Deed

Deed No. 2486

THE GRANTOR, THE NATIONAL BANK OF COMMERCE OF SEATTLE, a national banking association having trust powers, organized under the laws of the United States, as trustee, for and in consideration of the sum of \_\_\_\_\_

TEN AND NO/100

Dollars,

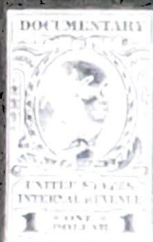
in hand paid, does by these presents grant, bargain, sell and convey unto \_\_\_\_\_

JACOB RONTY, a married man

the following described real estate situated in Cowlitz County, State of Washington, to-wit:

Lot Four (4), and Eleven (11), Block Forty-three (43), Flat of Longview No. Fifteen (15).

Use of said property is restricted to residential and agricultural purposes. Ownership and occupancy of said property are restricted to persons of the White race. Subject to all existing licenses, easements, and city zoning restrictions.



This deed is made subject to the reservations, restrictions and covenants set forth in a Declaration attached to the plat aforesaid, filed in the office of the County Auditor of Cowlitz County, Washington, and the Grantee covenants and agrees to observe and comply with said reservations and restrictions and perform said covenants insofar as they are binding upon him as the owner of the land hereby granted.

The Grantor for itself and its successors in interest does by these presents hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor and not otherwise, it will forever warrant and defend the said described real estate, it being understood that the covenants of this deed are expressly limited to those herein expressed and all covenants arising or to arise by statutory or other implication are excluded.

DATED THIS \_\_\_\_\_ day of February, 1950

THE NATIONAL BANK OF COMMERCE OF SEATTLE, as Trustee

By

*H. M. Redman*  
Vice President  
*C. O. Ousdahl*  
Cashier

STATE OF WASHINGTON  
COUNTY OF ~~COWLITZ~~ King

On this 6th day of February, 1950, before me personally appeared

H. M. Redman

and C. O. Ousdahl, Vice President and

Cashier, respectively

of The National Bank of Commerce of Seattle, 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 they were 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.

*[Signature]*  
Notary Public

in and for the State of Washington, residing at Seattle

Filed for Record 3-11-1950; 4:15 P.M.  
Request of COWLITZ COUNTY TITLE CO.  
SARAH IVIE, Cowlitz County Auditor & Clerk Dep.



# LONGVIEW No 15 LONGVIEW WASH.

V. 8 P6.23

VOL 8 PAGE 23

DECLARATION No. 2237

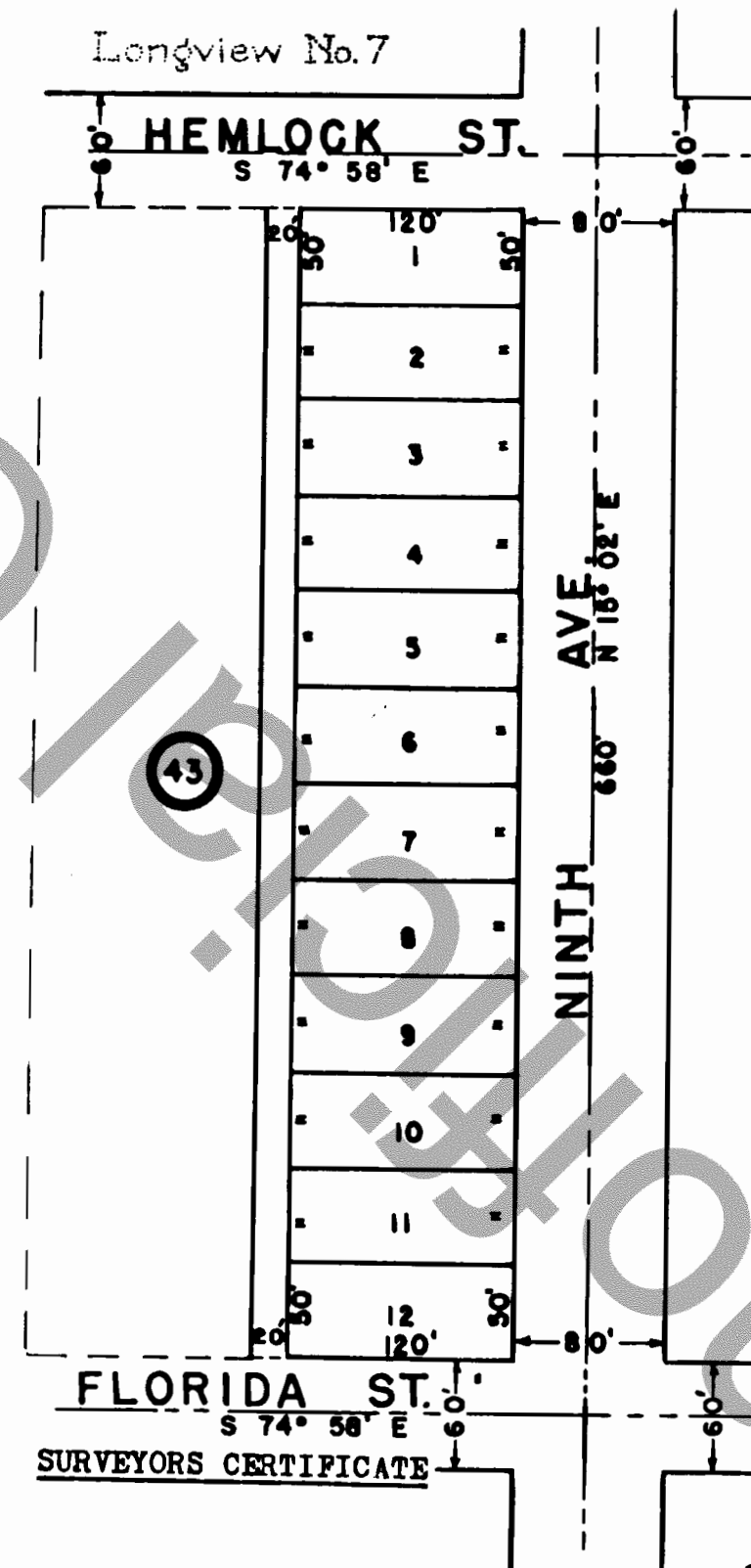
THE NATIONAL BANK OF COMMERCE OF SEATTLE, a national Banking Association having trust powers, organized under the laws of the United States, as Trustee, hereby declares that it is the Title owner, subject to certain franchise rights or easements for sewer and water lines over a portion thereof, and the undersigned, Maurice C. Harrison and Dorothy Harrison, his wife, hereby declare that they are assignees of the purchaser's interest in that certain "Agreement for the sale of Real Estate" dated September 25, 1946, between the Bondholders' Protective Committees and C. J. Harrison, and the undersigned, Jacob Ronty and Lizzie Ronty, his wife, hereby declare that they are purchasers under a Real Estate Contract from Maurice C. Harrison and Dorothy Harrison under date of March 16, 1948 of the following described property situated in the City of Longview, Cowlitz County, State of Washington, to wit:

Beginning at the intersection of the Southerly line of Hemlock Street and the Westerly line of 9th Avenue, extended Southerly from the Plat of Longview No. 7 on file at the office of the Auditor of Cowlitz County, Washington; thence South 15 deg. 02 min. West 600 feet along said Southerly extension of the Westerly line of 9th Avenue to an intersection with the Northerly line of Florida Street as extended Easterly from the Plat of Longview No. 2 on file at the office of the Auditor of Cowlitz County, Washington; thence North 74 deg. 58 min. West 140 feet along said Easterly extension of the Northerly line of Florida Street; thence North 15 deg. 02 min. East 600 feet to a point on the Southerly line of Hemlock Street, thence South 74 deg. 58 min. East 140 feet to the true point of beginning of this description;

and that the annexed map and plat is a true and correct map and plat of Plat of Longview No. 15, that the lots and blocks in said tract are of the dimensions and the streets, avenues, ways and alleys of the widths indicated and delineated on said plat, the distances being given in feet, and that subject to the foregoing reservations it hereby dedicates to the public all streets and alleys shown on the aforementioned plat to be used for the usual street and alley purposes.

IN WITNESS WHEREOF the National Bank of Commerce of Seattle, a national Banking Association having trust powers, organized under the laws of the United States, as Trustee, has caused this Declaration to be executed by its proper officers hereunto duly authorized and its corporate seal to be hereunto affixed this 31st day of December, 1948, and the undersigned, Maurice C. Harrison and Dorothy Harrison and Jacob Ronty and Lizzie Ronty have hereunto affixed their signatures.

THE NATIONAL BANK OF COMMERCE OF SEATTLE, AS TRUSTEE  
By Maurice C. Harrison Vice President  
Dorothy Harrison Cashier  
Maurice C. Harrison Maurice C. Harrison  
Dorothy Harrison Dorothy Harrison  
Jacob Ronty Jacob Ronty  
Lizzie Ronty Lizzie Ronty



Scale 1" = 100'

STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

On this 31st day of December, 1948, before me personally appeared R. F. Sprague and C. O. Ousdahl, Vice President and Cashier, respectively of the National Bank of Commerce of Seattle, 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 they were 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.



D. H. Walsh  
Notary Public

in and for the State of Washington,  
residing at Seattle

STATE OF WASHINGTON )  
COUNTY OF COWLITZ ) ss.

D. H. Walsh, being duly sworn, deposes and says that the plat hereto annexed is based upon an actual survey and subdivision of the premises hereon designated, which survey and subdivision was made under deponent's direction; that the descriptions given in the declaration relating to said plat and filed herewith is a correct description; that the distances and courses and angles are shown correctly on said plat and that the survey and subdivision of said tract is indicated by suitable stakes and monuments upon the ground.

D. H. Walsh  
Engineer

Subscribed and sworn to before me this 12th day of January, 1949.

Augusta O. Walsh  
Notary Public in and for the State of Washington, residing at Longview.

1949  
Approved this 2nd day of February, 1949.  
Longview Planning Commissioners, Longview, Wn.  
Isidrick  
Chairman

Approved this 24th day of February, 1949

Isidrick  
Chairman

Thomas Stinson  
City Engineer

Approved this 24th day of February, 1949  
under authority of Resolution No. 452 passed February 24th, 1949 by the City Council of Longview, Wn.

Edw. E. Chaney  
Mayor

ATTEST:

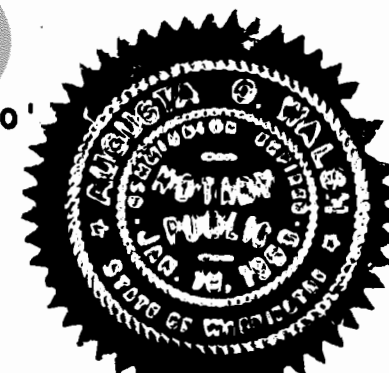
Wiles Sorenson  
City Clerk

I hereby certify that all taxes and assessments which have been levied and become chargeable against the property shown on the annexed plat at the date of this certificate have been duly paid, satisfied and discharged.  
Dated March 4th, 1949.

Gertrude Finck  
County Treasurer

Filed for record this 15th day of March, 1949,  
in the office of the County Auditor of Cowlitz County, Wn.

Lucretia  
County Auditor



STATE OF WASHINGTON )  
COUNTY OF COWLITZ ) ss.

On this 15th day of December, 1948, before me personally appeared Maurice C. Harrison and Dorothy Harrison and Jacob Ronty and Lizzie Ronty to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, 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 first above written.

Augusta O. Walsh  
Notary Public in and for the State of Washington, residing at Longview