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## Special Warranty Deed

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 (\$10.00)

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

Lee A. Searl and Maude C. Searl

Dollars,

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

3 ACRE TRACT EAST OF 50 FT. STREET BLOCK 62 OLYMPIC GARDENS UNRECORDED

Beginning at the intersection of the Easterly R/W line of the C & C Ry. with the North R/W line of Washington Way produced Southwesterly from Olympic Addition #1 as shown by the recorded plat thereof and running North along the Easterly R/W line of the C & C Ry. 0 deg. 07 min. West 450.58 ft.; thence East 450 ft. to the true point of beginning of this description; thence continuing East 300 ft; thence North 435.6 ft. thence West 300 ft; thence South 435.6 ft. to true point of beginning of this description. Containing 3 Acres. SUBJECT to existing licenses and easements.

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. Should the Grantor at any time prepare and file for record a plat including the property herein conveyed, the Grantee hereby agrees to join with the Grantor in the filing of said plat.

~~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 12th day of November 1943

THE NATIONAL BANK OF COMMERCE OF SEATTLE, as Trustee

By

STATE OF WASHINGTON } ss.  
COUNTY OF COWLITZ }

On this 12th

day of

NOVEMBER

1943, before me personally appeared

H. SANFORD SAARI, MANAGER

and

M. R. COUCH, ASSISTANT MANAGER

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.

