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313388

Special Warranty Deed

Deed No. 2152

Contract No. 1646

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

ROBERT H. HUNT and EDITH HUNT, husband and wife

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

Longview Out Lot Tax No. 152-C-37 (Lot 37 Block 30 - Olympic Unplatted).

Beginning at the intersection of the North line of Louisiana Street and the East line of 30th Avenue as shown by the recorded plat of Olympic Addition to Longview No. 3 on file at the office of the Auditor of Cowlitz County, Washington; thence running North along the extension of the East line of 30th Avenue 136 feet; thence East 551.2 feet; thence on a curve to the right having a radius of 4769.75 feet an arc distance of 153.79 feet to the true point of beginning of this description; thence North 109.10 feet; thence East 50 feet; thence South 110.96 feet; thence Westerly on a curve to the left having a radius of 4769.75 feet an arc distance of 50 feet to the true point of beginning of this description.

Use of property conveyed herein is restricted to residential and agricultural purposes. Use and occupancy of said property are restricted to persons of the White race. Should the Grantors at any time prepare and file for record a plat including the property herein conveyed the Grantee hereby agrees to join with the Grantors in filing of said plat.

Subject to all existing licenses and easements.



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 28th day of August 1948

THE NATIONAL BANK OF COMMERCE OF SEATTLE, as Trustee

By *Nuelprague* Vice President

By *C. O. Ousdahl* Cashier

STATE OF WASHINGTON
COUNTY OF KING

On this 2nd day of September
R. W. SPRAGUE

Cashier, respectively, and C. O. OUSDAHL, Vice President and

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.

Filed for Record 10-27-1948, in and for the State of Washington, residing at Seattle
Request of Mrs. Robert H. Hunt
SARAH IVIE, Cowlitz County Auditor