

68210

James D. Sullivan et ux
to
Delmon Anderson et ux

WARRANTY DEED
(STATUTORY FORM)
(INDIVIDUAL)

THE GRANTORS, James D. Sullivan and Julia Sullivan, husband and wife residing at Oak Harbor, Washington for and in consideration of One Thousand Five Hundred Dollars in hand paid, convey and warrant to Delmon Anderson and Juanita Anderson, husband and wife, the grantee the following described real estate

The East Half of the Southwest Quarter of the Southeast Quarter of Section 11, Township 33 R. N. 1 E.W.M., less county road along the South side.

U.S.I.R. Stamps for \$1.65 attached and cancelled May 20, 1947

Wash. State Tax on Conveyances Stamps for \$1.50 attached and cancelled May 20, 1947

situated in the County or Island, State of Washington.

Dated December 27, A.D., 1945.

Signed in presence of --)
-----)

James D Sullivan

Julia Sullivan

STATE OF WASHINGTON,)
) SS.
County of Island)

(INDIVIDUAL ACKNOWLEDGMENT)

I, Dorothy D. Hockenbery, Notary Public in and for the State of Washington, residing at Coupeville do hereby certify that on this 27th day of December, 1945, personally appeared before me James D. Sullivan and Julia Sullivan, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27th day of December, 1945.

N.P.Seal - Dorothy D. Hockenbery
State of Washington
Commission Expires Nov. 17, 1947

Dorothy D Hockenbery
Notary Public in and for the State of
Washington, residing at Coupeville in
said County.

Filed for record at the request of Mrs. Delmon Anderson May 20, 1947 at 1:15 P.M.

Esther M. Monson, County Auditor

By Lyla Cushman Deputy

68214

Tyee Land Company
to
Roy Duchine et ux

WARRANTY DEED

The Grantor, TYEE LAND COMPANY, a corporation organized and existing under and by
 virtue of the laws of the State of Washington, for and in consideration of the sum of Ten
 (\$10.00) Dollars to it in hand paid, the receipt whereof is hereby acknowledged, CONVEYS
 AND WARRANTS unto Grantees, ROY DUCHINE and SADIE M. DUCHINE, husband and wife, their
 heirs and assigns forever, the following described real estate, situated in the County of
 Island, in the State of Washington, to wit:
 LOTS Nineteen (19) and Twenty (20) of PEBBLE BEACH, DIVISION No. 1 as shown upon the plat
 thereof filed for record in the office of the County Auditor in and for said county; also
 all tidelands owned by the grantor situate in front of and abutting upon the above describ-
 ed real estate and lying between the prolongation of the north boundary line of Lot Nine-
 teen (19) produced westerly in its platted direction and the prolongation of the south
 boundary line of Lot Twenty (20) produced westerly.

As a part of the consideration for this conveyance, without which the grantor would not have executed the same, it is agreed as follows:

DEED RECORD 63
ISLAND COUNTY

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1. Said land shall not be sold, conveyed, rented nor leased in whole or in part to any person not of the white race, nor shall any person not of the white race be permitted to occupy any portion of said land or of any building thereon excepting a domestic servant actually employed by a white occupant of said building.

2. That said land shall be used only for a dwelling house and agricultural purposes and shall not be used in any way as commercial property except the owner of a private dwelling may have the right to rent the property from time to time, but he shall not have the right to engage in a hotel, lodging house or cabin for rent business on said property, and it is particularly provided that no platform, pavilion or structure of any kind to be used for dances, open to the general public shall be erected or placed upon the above described premises, nor shall said land nor any part thereof be used as a place for hiring boats.

3. There is included in this deed an undivided two-two hundredth (2-200th) interest in and to the following described real estate, to-wit: That certain parcel of land shown upon the said plat of Pebble Beach, Division No. 1, described as "Private Beach and Playground Reserve" (inclusive of the tidelands adjoining and in front thereof), subject to such restrictions and regulations regarding the use of said land as hereinafter set forth:

The said undivided two-two hundredth (2-200th) interest is not subject to transfer or alienation except only as the physical property hereinabove described as Lots 19 & 20 of the said plat of Pebble Beach, Division No. 1, is transferred. The said undivided interest is subject to division in proportion to the actual division of said Lots 19 & 20 of the said plat of Pebble Beach, Division No. 1, and not otherwise.

No building, wharf or dock of any character shall be erected on any portion of this land described as "Private Beach and Playground Reserve" (and tidelands adjoining and in front thereof), without the written consent of the grantor being first obtained, and the use of said property or any portion thereof by the general public for picnic or playground purposes is hereby prohibited. This parcel of land may be used by the owners thereof for themselves and their invited guests as a playground and recreational center and for bathing and boating so long as such use is carried on in an orderly manner.

The owner of any tract or lot in this plat shall have the perpetual right to walk over and across all the tidelands in front of this plat; including the right to be accompanied in such walk by his invited friends or guests. This right shall run with the land.

The foregoing restrictions and regulations shall remain in full force and effect and shall run with the land until the 31st day of December, 1958.

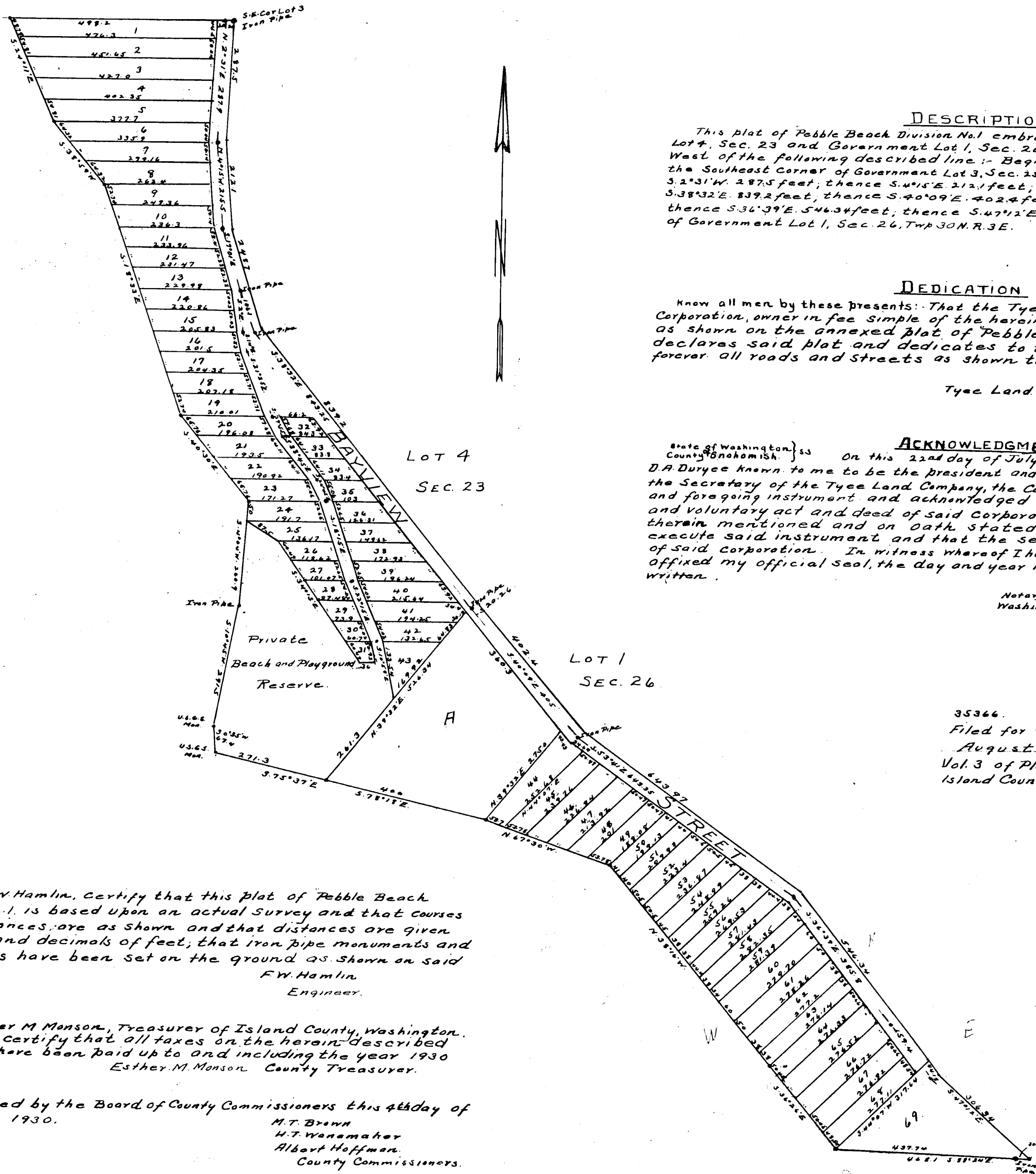
The tidelands mentioned herein are subject to reservations and rights reserved by the State of Washington as set forth in its deed to the said Tye Land Company recorded in the office of the County Auditor of Island County, Washington. All oils, gases, coal, minerals, metals and fossils and rights pertaining to development and removal of same, as expressed in deed from Puget Mill Company to Tye Land Company recorded in the office of the County Auditor of Island County, Washington are hereby reserved.

U.S.I.R. STAMPS FOR 55¢ attached and cancelled
Wash. State Tax on Conveyances Stamp for 50¢ attached and cancelled
This deed is given subject to all taxes and special assessments becoming a lien after July 10, 1945 and after said date warranties herein shall apply only to acts of the Grantor.
IN WITNESS WHEREOF, the said TYEE LAND COMPANY has caused these presents to be signed by its President and its corporate seal, attested by its Secretary, to be hereunto affixed, this 8th day of May, 1947.

TYEE LAND COMPANY
By Steve Saunders President
Saunders Secretary

PLAT OF PEBBLE BEACH

DIVISION No. 1
CAMANO ISLAND WASHINGTON
SCALE 1 INCH = 200 FEET



DESCRIPTION

This plat of Pebble Beach Division No. 1 embraces all that part of Government Lot 4, Sec. 23 and Government Lot 1, Sec. 26 in Twp. 30 N. R. 3 E. W.M. which lies West of the following described line: Beginning at an iron pipe which is the Southeast Corner of Government Lot 3, Sec. 23, Twp. 30 N. R. 3 E. and running thence S. 2° 31' W. 287.5 feet; thence S. 4° 15' E. 212.1 feet; thence S. 17° 01' E. 248.7 feet; thence S. 38° 32' E. 839.2 feet; thence S. 40° 09' E. 402.4 feet; thence S. 53° 41' E. 643.97 feet; thence S. 36° 39' E. 546.34 feet; thence S. 47° 12' E. 306.34 feet to the South boundary of Government Lot 1, Sec. 26, Twp. 30 N. R. 3 E.

DEDICATION

Know all men by these presents: That the Tye Land Company, a Washington Corporation, owner in fee simple of the herein described tract of land as shown on the annexed plat of Pebble Beach Division No. 1, hereby declares said plat and dedicates to the public and for the public use forever all roads and streets as shown thereon.

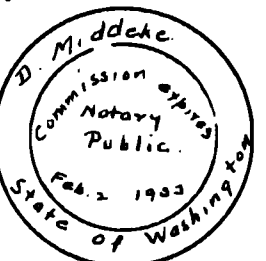
D. A. Duryee, President
Tye Land Company
Steve Saunders, Secretary



ACKNOWLEDGMENT

On this 22nd day of July 1930, before me personally appeared D. A. Duryee known to me to be the president and Steve Saunders, known to me to be the Secretary of the Tye Land Company, 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 in this Certificate first above written.

D. Middeke
Notary Public in and for the State of Washington, residing at Everett.



35366.
Filed for record at the request of L. A. Wanemaker August 5, 1930, and recorded in Vol. 3 of Plats, Page 32, Records of Island County, Washington at 9:01 A.M.
R. L. Mayler, Clerk
By Anna Hesselgrave, Deputy Clerk.

I, F. W. Hamlin, certify that this plat of Pebble Beach Division No. 1, is based upon an actual survey and that courses and distances are as shown and that distances are given in feet and decimals of feet; that iron pipe monuments and lot stakes have been set on the ground as shown on said plat.
F. W. Hamlin
Engineer.

I, Esther M. Manson, Treasurer of Island County, Washington, do hereby certify that all taxes on the herein described property have been paid up to and including the year 1930.
Esther M. Manson, County Treasurer.

Approved by the Board of County Commissioners this 4th day of August 1930.

M. T. Brown
H. T. Wanemaker
Albert Hoffman
County Commissioners.

Examined and approved this 15th day of July, 1930
L. A. Wanemaker
County Engineer

Lot 2