

DEED RECORD—58
ISLAND COUNTY

583

page 54.

Subject to provisions and conditions in the supplementary dedication of the plat of the plat of "Menlo Beach".

Dated this 15th day of May, A.D. 1944

Florence K. Reardon (Seal)

STATE OF WASHINGTON, }
County of King } ss.

On this day personally appeared before me Florence K. Reardon to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of May 1944

H.P. Seal: G. B. Tully
State of Washington
Commission expires Apr. 30, 1947

G B Tully
Notary Public in and for the State of Washington,
residing at Seattle

Filed for record at the request of Mary R. Hostmark, June 1, 1944 at 1:01 P.M.

J. W. Libbey, County Auditor

By E M Monson
Deputy

XXXXXX
60248

Tyee Land Company
to
Arnt Christianson

WARRANTY DEED

(U.S.I.R. Stamps 55¢ attached and cancelled JUN 2 1944)
(State of Wash. tax on conveyances stamp 50¢ attached and cancelled JUN 2 1944)

THE GRANTOR, the 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 ARNT CHRISTIANSON of Snohomish County, Washington the following described real estate, situate in the County of Island in the State of Washington, to-wit:
Lots Twenty-four (24) and Twenty-four A (24A) of the plat of Tyee 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, subject to the road and water pipe line as now constructed through the above described property.

All oils, gases, coal, minerals, metals and fossils of every description, including rights relating thereto, are hereby reserved in accordance with reservations set forth in deed affecting the above property from Puget Mill Company as grantor to Tyee Land Company as grantee, recorded in the office of the County Auditor of Island County, Washington.

The tideland portion of the land hereinabove described is subject to reservations and rights reserved by the State of Washington as set forth in its deed to the said Tyee Land Company, recorded in the office of the County Auditor of Island County, Washington.

The land above described 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 any building thereon except as a domestic servant actually employed by a white occupant of said building.

The grantee for himself, his heirs and assigns, agrees to connect any residence now under construction or hereafter erected on the real estate described herein to a concrete septic tank buried in the ground capable and for the purpose of taking care of the sewage from said residence; and agrees that so long as said residence is used as a dwelling, to maintain such connection with such septic tank in good working order. This

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agreement shall be binding upon the grantee, his heirs and assigns until such time as the grantee, his heirs and assigns can show an equal or superior method of taking care of the sewage from said residence and will continuously use such other equal or superior method for such purpose.

This deed is given subject to all taxes and assessments becoming a lien after August 17, 1940; and after said date, the 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 22nd day of May, 1944

Corporate Seal: Tyee Land Company
Incorporated August 11, 1924
Everett, Washington

TYEE LAND COMPANY

By D A Duryee
President.

Attest Steve Saunders
Secretary

STATE OF WASHINGTON,)
County of Snohomish) ss.

On this 22nd day of May, 1944 before me personally appeared D.A.Duryee to me known to be the President, and Steve Saunders to me known to be the Secretary of the TYEE 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.

N.P. Seal: D. Middeke
State of Washington
Commission expires Feb. 2, 1945

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

Filed for record at the request of Arnt Christianson, June 2, 1944 at 10:06 A.M.

J. W. Libbey, County Auditor

By E M Monson
Deputy

60253

Pope & Talbot, Inc.
to
Vina Hegewald

WARRANTY DEED

THE GRANTOR, POPE & TALBOT, INC. a corporation organized and existing under and by virtue of the laws of the State of California, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, conveys and warrants to VINA HEGEWALD of Seattle, Washington the Grantee, the following described real estate, situated in the County of Island, State of Washington:

That portion of Government Lot Three (3), Section Twenty-four (24), Township Thirty-two (32) North, Range Two (2) East, W.M., described as follows:

Beginning at the East one-quarter corner of Section Twenty-four (24), Township Thirty-two (32) North, Range Two (2) East, W.M., and proceeding thence along the East line of said Section Twenty-four (24) North 0°10'10" West Ten Hundred Two and Forty-three Hundredths (1002.43) feet to the Northerly margin of the County Road; thence along said Northerly margin of County Road on a curve to the right with an initial course of North 89°07'58" West and a radius of Fourteen Hundred Two and Seventy Hundredths (1402.70) feet, a distance of Ninety-three and Twenty-two Hundredths (93.22) feet; thence North 85°19'30"

Scale 1 inch = 200 feet.

This plat embraces the following described real property, including all upland and tidelands of the second class lying immediately in front of it: Beginning at the corner to Sections 10-11-14 and 15, Township 30 North, Range 3 East W.M. and running thence along the section line N. 89° 03' E. 2355.16 feet; thence N. 37° 29' E. 187.72 feet for a true point of beginning; Thence from said true point of beginning S. 37° 29' W. 391.54 feet; thence S. 58° 51' E. 273.7 feet; thence S. 45° 29' E. 68.2 feet; thence S. 13° 11' E. 447.4 feet; thence S. 35° 05' E. 321.49 feet; thence S. 18° 57' E. 560.5 feet; thence S. 0° 52' W. 349.4 feet; thence S. 16° 44' E. 465.23 feet; thence S. 58° 22' E. 899.77 feet; thence N. 47° 29' E. to the line of ordinary high water; thence northwesterly along the line of ordinary high water to a point which bears N. 37° 29' E. from true point of beginning; thence S. 37° 29' W. to true point of beginning; Comprising portions of the following parcels of land, to wit: - Lot 1 in section 11, Lots 3-4 and 5 in section 14 and the Northwest quarter of the Southeast Quarter of section 14, all in Township 30 North, Range 3 East W.M. situate in Island County, Washington.

Know all men by these presents: - That the Tyee Land Company, a Washington Corporation, owner in fee simple of the hereon platted land, hereby declares this plat and dedicates to the use of the public forever all streets and places and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also the right to make all necessary slopes for cuts and fills upon the lots, tracts etc. shown on this plat in the reasonable original grading of all the streets and places shown thereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded.

D. A. DURYEE
President
Secretary

ACKNOWLEDGMENT
State of Washington }
County of Snohomish. } This is to certify that on this 16 day
of June 1939, before me the undersigned, a Notary Public
in and for the State of Washington, duly commissioned and
sworn, personally appeared U.A. Duryee, known to me to be
the president and Steve Saunders, known to me to be the sec-
retary of the Tyee 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

A. Middleke
Notary Public in and for the State
of Washington, residing at Everett.

I hereby certify that the plat of "Tyee Beach" is based on an actual survey and subdivision of Section 14, Twp. 30 North, Range 3 East and that the distances and courses of angles are shown correctly. Monuments have been placed and all lot corners have been staked on the ground.

Ben B. Hill

I, Allen Nianhuis, Treasurer of Island County, Washington, hereby certify that all taxes on the above property have been paid to and including the year 1940

Allen Nienhuis
County Treasurer.

Approved by the Board of County Commissioners this 3rd day of July, 1939

Geo. Libbey
 County Auditor

J. B. Ducken
 J. B. Cunningham
 M. P. Dwyer
 County Commissioners

Approved by me this 3rd day of July, 1959

L. A. Wanamaker
County Engineer

49292 County Engineer
Filed for record at the request of
Steve Saunders and recorded in Volume
3 of Plats, Page 48 Records of Island
County, Washington. July 14, 1939
at 9:03 A.M. *W. H. H. H.*

County Auditor

SEE COMMISSIONERS RECORD
Vol 16 PAGES 22 & 399
9 DEC 76 & 17 JAN 77
RETAINCE VOUCHER
[Signature]