

**WASHINGTON  
TITLE INSURANCE  
COMPANY**

**358242**

**VOL309 PAGE 31**

**Statutory Warranty Deed**

THE GRANTORS M. R. WOOD and GEORGIE W. WOOD, husband and wife at time of acquiring title to the following described property and at all times since, for and in consideration of FOUR HUNDRED - - - - - Dollars (\$ 400.00 ), in hand paid, conveys and warrants to AUGUST WIECHMANN, of Port Madison, Washington,

the following described real estate, situate in the County of Kitsap, State of Washington: Lots Sixty-one (61), Sixty-two (62), Sixty-three (63), Sixty-four (64), Sixty-five (65), Sixty-six (66), Ninety-two (92), Ninety-three (93), Ninety-four (94), Ninety-five (95), Ninety-six (96), and Ninety-seven (97), of Madison Beach. Subject to usual reservations made by the State of Washington, as to oils, minerals, etc., on any tidelands included within the boundaries of said lots; and subject to the following building restrictions:

That no house boat shall be anchored on this property. That any residence building built on this built thereon shall be completed on the outside within 90 days after construction of same is started; and that any building theron shall be painted or stained on the outside within 30 days after building is completed on the outside. That no building shall be built closer than 5 feet of Mountain View Lane in said Plat. That no business building shall be constructed nor business conducted on said property, but that Lot 25, 52, 53, 54, 104, 105, 106, 133, 134 and 135 of this Plat may be used as business lots.

All rights of ownership and residence are restricted to those of the Caucasian Race.



Dated this 7th day of

April, A. D. 1942.

*M. Wood* .....(SEAL)

*Georgie W. Wood.* .....(SEAL)

STATE OF WASHINGTON,

County of King

}  
}ss.  
}

On this day personally appeared before me M. R. Wood and Georgie W. Wood, his wife, to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of April, 1942.



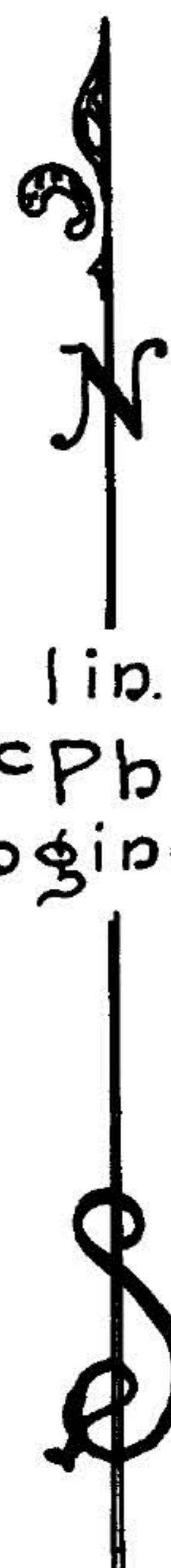
*T. J. Wood, Notary*  
Notary Public in and for the State of Washington,  
residing at Seattle, Apr. 15, 1942, 1 P.M.  
Filed for record. Request of Grantee  
EDGAR D. SMITH, Kitsap Co. Auditor B.

4A

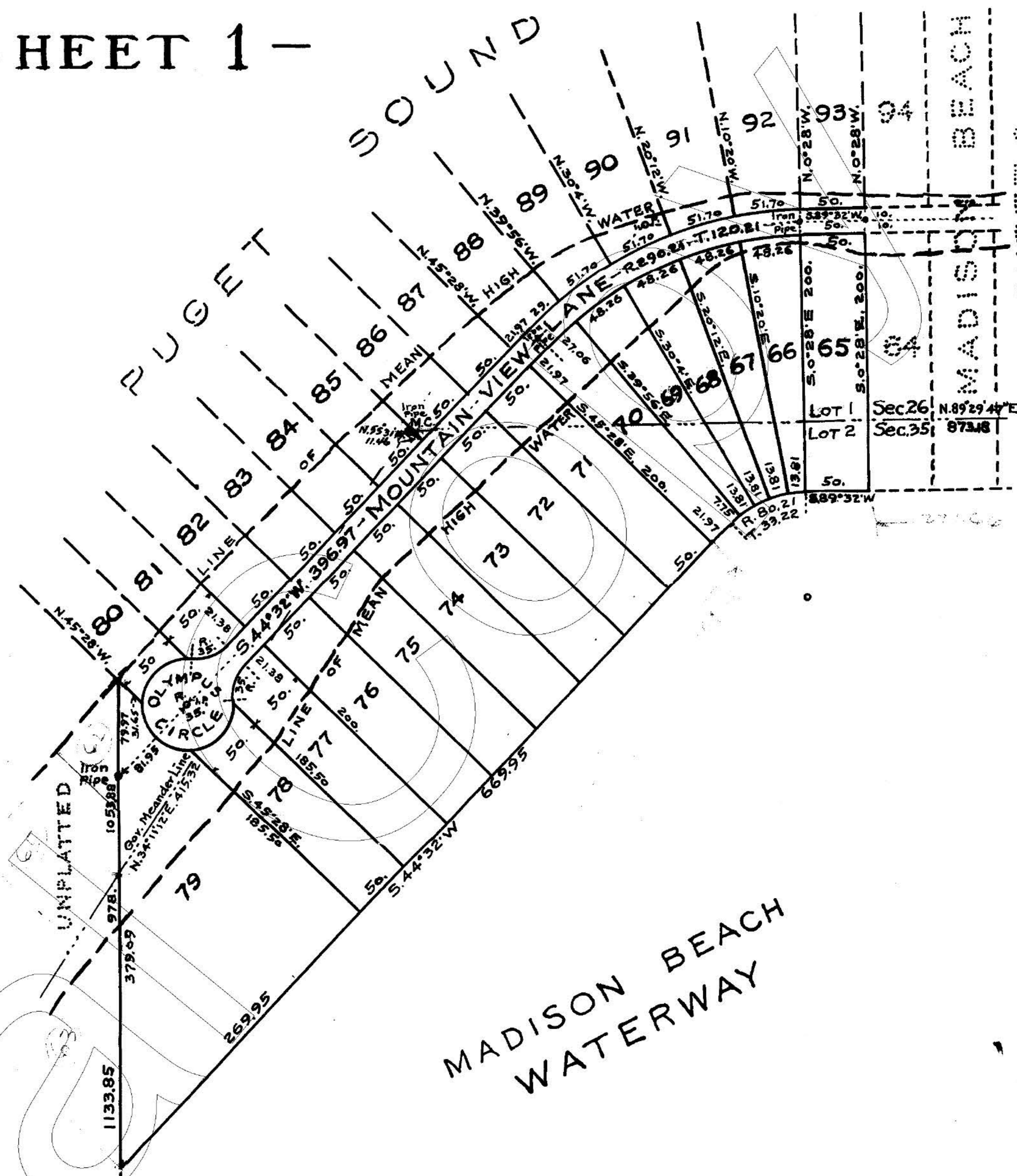
# MADISON BEACH

( IN TWO SHEETS )

- SHEET 1 -



Scale 1 in. = 100ft.  
J.L. McPherson  
Engineer



## DESCRIPTION

This plat of 'Madison Beach' (in two sheets), is located in Kitsap County Washington and embraces all of Government Lot 1 Section 26 and Government Lot 2 Section 35 T. 26 N. R. 2 E. W.M., together with the tide lands of the second class lying in front of and abutting on said Lots 1 and 2.

From center of Baker Circle, the east meander corner to fractional Secs 26 & 35 bears S. 36° 22' W. 41.80 ft. Together with other indicated points, the center of Baker and Olympus Circles and the points of intersection of all tangents on Mountain View Lane are marked by Iron Pipe. The location and dimension of all tracts, roads, lanes, circles, and waterways are as shown on the plat, and in feet.

## DEDICATION

Know all men by these presents, that we M.R. Wood and George W. Wood, husband and wife, owners in fee simple and Trimble Co. Inc., a corporation organized and existing under the laws of the State of Washington, mortgagee of the land hereby platted, hereby declare this plat of Madison Beach (in two sheets) and dedicate to the use of the public forever all the roads, lanes, circles and waterways shown hereon, together with the right to make all necessary slopes for cuts or fills upon the tracts shown on this plat in the reasonable original grading of all the roads, lanes and circles shown hereon.

In witness whereof we have hereunto set our hands and seals this 25<sup>th</sup> day of February A.D. 1931

*M.R. W. & G.W. Wood*  
George W. Wood  
Trimble Co. Inc.  
By *Ford Trimble* Secretary

## ACKNOWLEDGMENT

State of Washington } ss. This is to certify that on this 25<sup>th</sup> day County of King } of February A.D. 1931, before me personally appeared M.R. Wood and George W. Wood, husband and wife, and Ford Trimble, secretary of Trimble Co. Inc. all of Seattle Washington, to me known to be the individuals described in and who executed the above dedication and each acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. And the said Ford Trimble, secretary of the Trimble Co. Inc. acknowledged to me that as such officer he executed the accompanying dedication as the free and voluntary act and deed of said Trimble Co. Inc. for the uses and purposes therein mentioned, and as the legal custodian thereof he affixed the corporate seal of said Trimble Co. Inc. and that the said acts in executing the accompanying instrument were authorized by said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

*J. Fred Wyckoff*  
Notary Public in and for the State of Washington residing at Seattle

I hereby certify that the plat of Madison Beach (in two sheets) is based on an actual survey and subdivision of fractional Sections 26 and 35 T. 26 N. R. 2 E. W.M.; that the distances, courses and curves are shown thereon correctly. The monuments have been set and tract corners staked on the ground.

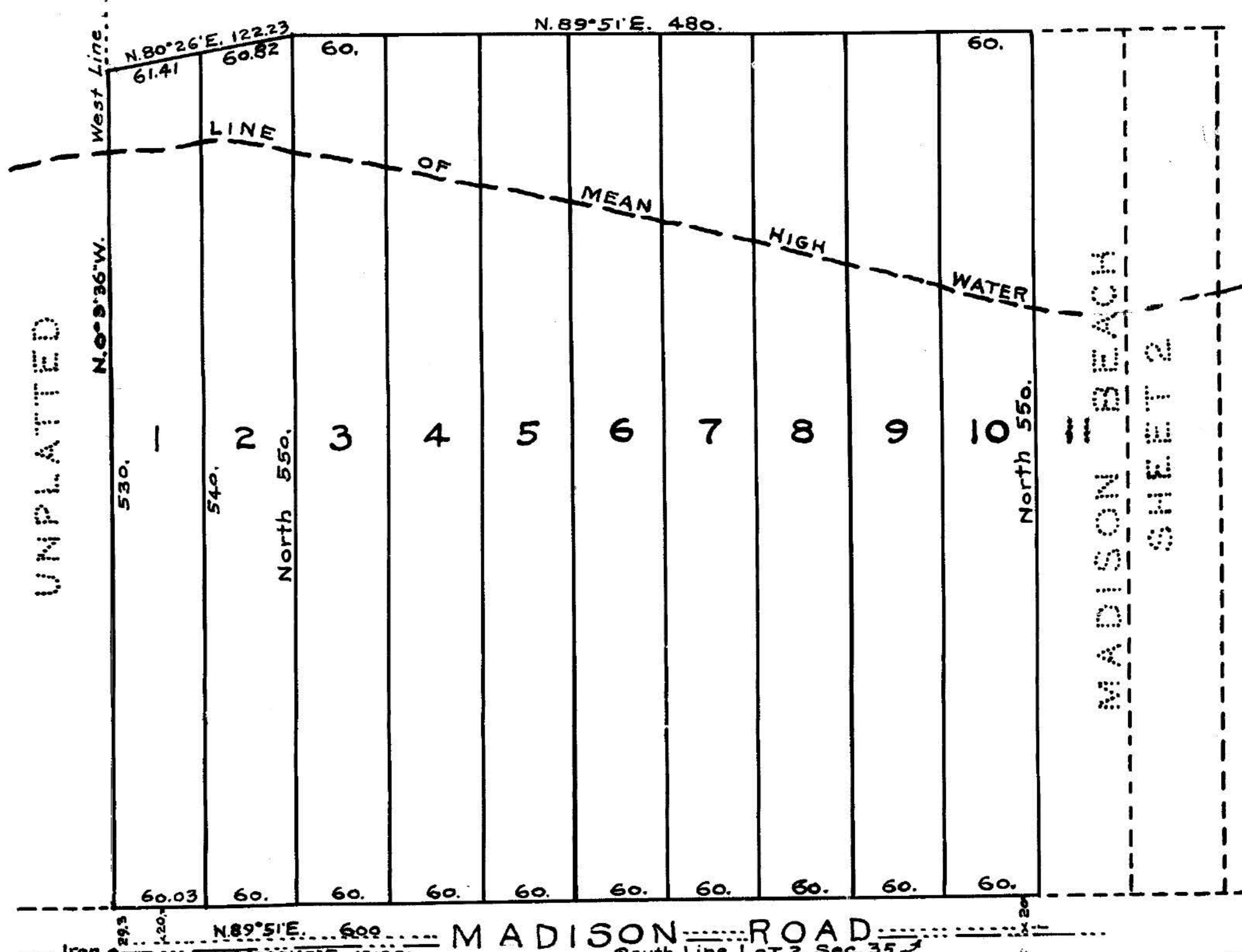
*J.L. McPherson*

Examined and approved this 2<sup>nd</sup> day of February, A.D. 1931

*John L. McPherson*  
County Engineer

Examined and approved this 2<sup>nd</sup> day of February, A.D. 1931

Attest:  
*J. Fred Wyckoff*  
Chairman Board of County Commissioners  
Clerk Board of County Commissioners



I, Fred C. Wyckoff, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property are fully paid up to and including the year 1930.

Filed for record at request of M. R. Wood this 18 day of March, A.D. 1931 at 10:16 A. M. and recorded in Vol 5 page 14 of Plat records of Kitsap County.

*Fred C. Wyckoff*  
Treasurer Kitsap County  
*J. Fred Wyckoff*  
County Auditor

# MADISON BEACH

( IN TWO SHEETS )

# - SHEET 2 -

