

DEED RECORD No. 137  
KITSAP COUNTY, WASHINGTON

107

Kitsap, State of Washington

Dated at Seattle, Washington, this 17th day of April, 1922.

Ira L. Eldridge

Amanda J. Eldridge

STATE OF WASHINGTON } ss.  
County of King }

THIS IS TO CERTIFY That on this 17th day of April, 1922, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Ira L. Eldridge and Amanda J. Eldridge, husband and wife to me known to be the individuals described in and who executed the within instrument, and 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.

WITNESS my hand and official seal, the day and year in this certificate first above written.



C. W. Hart  
Notary Public in and for the State of  
Washington, residing at Seattle.

121523

Filed for Record at request of J. W. Hotson MAY 10 1922 at 9:51 A.M. and recorded in Volume 135 of Deeds Page 613 records of Kitsap County, Washington. John F. Anderson, County Auditor. By Arthur Lund, Deputy Auditor.

Filed for record at request of C. W. Hart JUN 7 1922 at 11:00 A.M. and recorded June 7 1922 at 1:15 P.M.

*John F. Anderson*, County Auditor,  
By *Harriet Kugh*, Deputy.

121988

The grantors, J. J. DeVault and Minnie DeVault, his wife, for and in consideration of the sum of One Hundred and Fifty (\$150.00) Dollars, hereby convey and warrant to Axel N. Carlson (subject to the covenants and conditions hereinafter mentioned) the following described lands in Kitsap County, Washington, to-wit:

Lot Eleven (11) Block Two (2) of Pleasant Beach Tracts except the West Forty (40) feet thereof, which is reserved, according to the official plat thereof filed in the auditor's office of Kitsap County, Washington, subject to taxes levied, assessed or payable after the year 1916.

The grantee hereby as part of the consideration for this conveyance, covenants and agrees as follows, to-wit:

1. Not to erect or maintain or cause or permit to be erected or maintained on said lands prior to the year 1940 any flats, apartment houses, stores, business or manufacturing buildings.
2. Not to permit any buildings erected on said premises to be used in whole or in part for business or manufacturing purposes or for commercial green-houses or any unlawful purposes.
3. Grantee further covenants and agrees for self, heirs, executors, administrators and assigns not to permit upon said premises the sale, manufacture, keeping for sale or giving away of intoxicating liquors, whether malt, vinous or spirituous.
4. Not to rent or sell said premises to other than white persons.
5. The land hereby conveyed shall be liable to assessment for maintenance of the dock where not located in the proportion that the number of tracts hereby conveyed bears to the total number of tracts in said plat; said assessment however not to exceed \$10.00 per annum per tract. Said assessments shall be apportioned, determined and collected by a committee chosen by the owners of majority of said tracts and may be enforced as other liens on real estate, payable on the first of June of each year.

It is expressly understood and agreed by and between the grantors and the grantee that the covenants and agreements by the grantee to be made, kept and performed are and shall remain and be covenants running with the land; and in the event of a breach of any of said covenants or agreements on the part of the grantee, - heirs, executors or assigns the title to the said property hereby conveyed is to revert to and become vested in the grantors and their heirs.

The grantors covenant to have like restrictions in all their conveyances of land in said plat, excepting of the wharf and approaches thereto, and to conform to said restrictions themselves.



# DEED RECORD No. 137

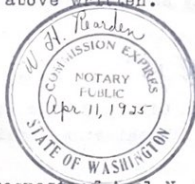
## KITSAP COUNTY, WASHINGTON

IN WITNESS WHEREOF the said grantors have hereunto set their hands and seals this 2nd day of May, 1922.

STATE OF WASHINGTON, }  
COUNTY OF KING } ss.

This is to certify that on this 2nd day of May, 1922, before me, the undersigned notary public appeared, J. J. DEVAULT AND MINNIE DEVAULT, his wife, to me personally known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed, sealed and executed the same individually for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal on the day and year in this certificate first above written.



W. H. Rearden  
Notary Public in and for the State of  
Washington, residing at Seattle.

Filed for Record at request of Axel N. Carlson JUN 7 1922 at 1:12 P.M. and recorded June 7 1922 at 1:41 P.M.

*John F. Anderson*, County Auditor,  
By *Harriet Hugh*, Deputy.

121998

THE GRANTORS, Walter K. Macfarlane and Blanche S. Macfarlane, his wife, of Seattle, County of King, State of Washington, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations in hand paid, convey and quitclaim to Walter K. Macfarlane, Robert S. Macfarlane and W. Kilgore Macfarlane (Jr.) of the County of King in the State of Washington as trustees upon such trusts as are enumerated in a certain agreement of trust dated the 23rd day of May, 1922, all interest in the following described real estate situated in the County of Kitsap, State of Washington, according to the plat of Illahee on file in the office of the County Auditor of said county;

All of block one and tidelands in front thereof, except lots two, nine and ten. All of block two and tidelands in front thereof, except lots three, four, five and six. The south thirty feet of lot nine; lots seventeen to twenty-five, inclusive, and lot thirty all in block three. All of block four except lot six. All of block five except lots one and twenty. All of block six, except lots one and seven. All of block seven. All of block eight. All of block nine. All of block ten. All of block eleven. All of block twelve. All of block thirteen. All of block fourteen, except lots one, two, six, seven, eight and eleven. Lot thirteen in block fifteen. All of block sixteen, except lots twenty to twenty-four inclusive, and lots thirty-eight to forty-three inclusive, and forty-five and forty-six. All of block seventeen except lots thirty-one to thirty-three inclusive. All of block eighteen. All of block nineteen. All of block twenty. All of block twenty-one except lots one to three inclusive. All of block twenty-two except lots two and three. All of block twenty-three, except lots one to five inclusive. All of block twenty-four. All of block twenty-five. Lot One in block twenty-six.

all according to the aforementioned recorded plat of Illahee; together with all easements, tenements, hereditaments and appurtenances thereunto appertaining, and including the water system, dock, tidelands, riparian rights and any privileges appertaining to the plat of Illahee not herein mentioned.

Dated this 23rd day of May, 1922.

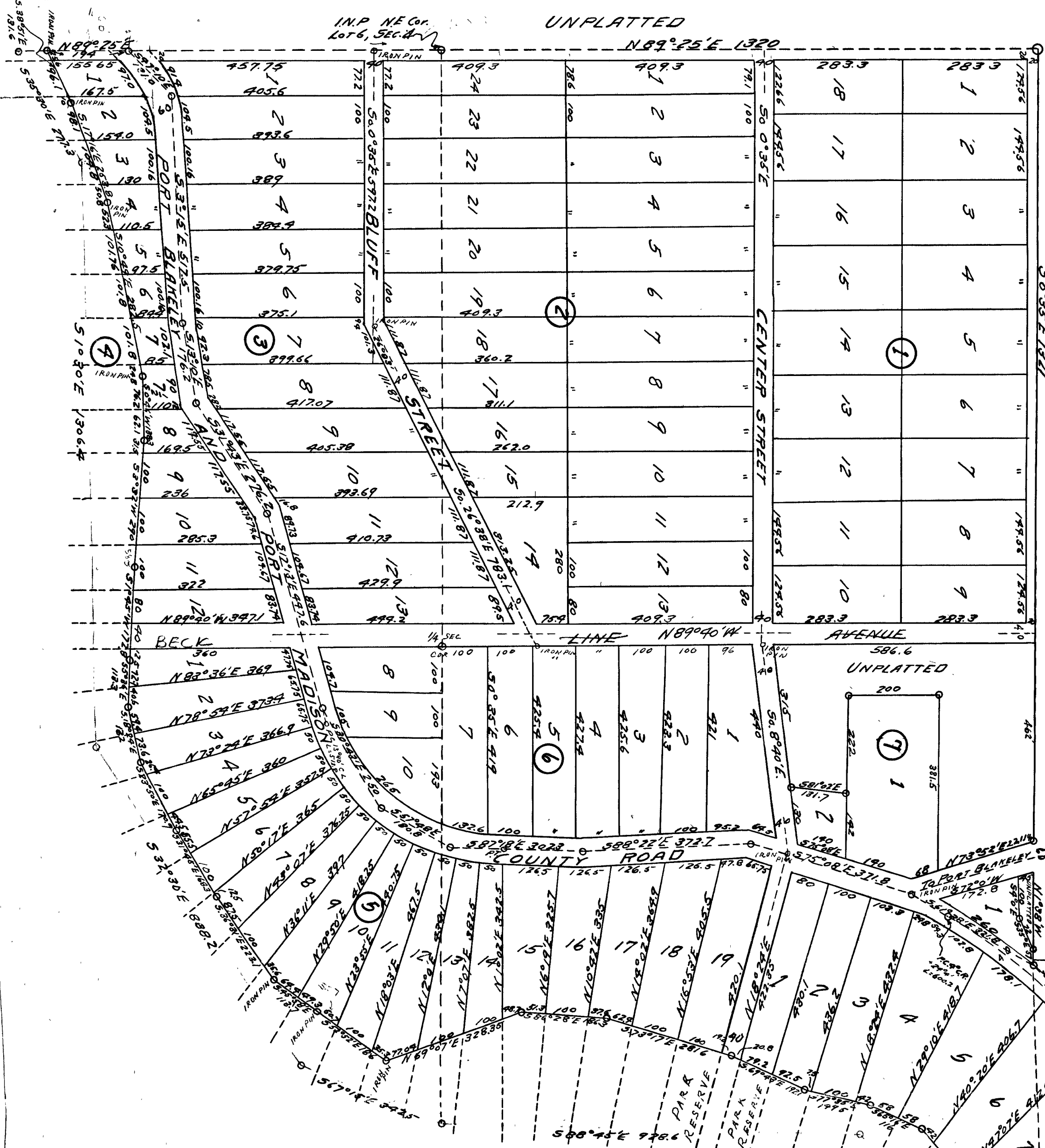
Walter K. Macfarlane  
Blanche S. Macfarlane

STATE OF WASHINGTON }  
COUNTY OF KING } ss.

THIS IS TO CERTIFY, that on this 23rd day of May, 1922, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came WALTER K. MACFARLANE and BLANCHE S. MACFARLANE, his wife, to me known to be the individuals described in and who executed the within instrument, and 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.

WITNESS my hand and official seal the day and year in this certificate first above written.





## DESCRIPTION

This plat of Pleasant Beach Tracts embraces the following described tract of land, All of lots 6 & 7, Sec. 4; The SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 3, Lot 1, Sec. 3, except two tracts described as follows: - The first tract beginning at the N.E. cor. of said lot, thence West 586.6 feet, thence South 8°40'E 315 feet, thence South 81°02'E 131.7 feet, thence North 22°22'E 200 feet, thence South 413 feet, thence North 73°52'E 224.14 feet, thence North 462 feet to point of beginning: The second tract begins 657 feet North of the S.W. corner of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of said Sec. 3, and running thence North 171 feet, thence South 72°00'W 45 feet, thence 4 South 4°0'E 100 feet, thence South 35°00'E 72 feet to point of beginning. Also that part of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Sec. 3, described as follows: Beginning at the S.W. Corner of said NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Sec. 3 and running thence East 432 ft, thence North 192 feet, thence West 100 feet, thence North 202 feet, thence South 87°00'W 107 feet, thence North 39°00'W 112 feet, thence North 72°00'E 176 feet, thence North 68 feet, thence West 332 feet, thence South 600 feet to point of beginning. Also all of lot 2, Sec. 3, and the North  $\frac{1}{2}$  of lot 1, Sec. 10. All in Tp. 24 North Range 2 East, W.M.

All water front lots are staked along the edge of the bank, above high tide line, and said lots and also streets include the tide land fronting same, to lowest low tide.

The initial point is the N.E. cor. of lot 6, Sec. 4, Tp. 24 North, Range 2 East, W.M.

That part of this plat indicated as Park Reserve, is dedicated to the perpetual use in common, of all owners.

## DEDICATION

Know all men by these presents, that we Emma S. McDonald Administratrix of the estate of Malcolm McDonald, John A. Campbell and Susie M. Campbell husband and wife, and James Campbell and Annie Campbell, husband and wife, owners in fee simple of the lands hereby platted, and Margaret A. Campbell, mortgagee of part thereof, hereby declare this plat and dedicate to the use of the public forever all streets and alleys shown thereon. In witness whereof we have hereunto set our hands and seals this 11th day of July A.D. 1913.

Emma S. McDonald, individually and as  
administratrix of the estate of Malcolm McDonald & Donald, deceased  
John A. Campbell  
Susie M. Campbell  
James Campbell  
Annie Campbell  
Margaret A. Campbell

State of Washington.  
County of Kitsap.

On this 11th day of July A.D. 1913, before me, the undersigned, a notary public in and for the State of Washington, personally appeared Emma S. McDonald, John A. Campbell, Susie M. Campbell, James Campbell, Annie Campbell, and Margaret A. Campbell to me known to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes mentioned therein. In witness whereof I have hereunto set my hand and affixed my official seal the day and year above written.

*Edmund Bennett*  
Notary Public in and for the State of Washington, residing at Seattle.

Examined and approved this 18th day of July A.D. 1913.  
*Sol. Berry* County Engineer

Examined and approved this 14th day of Aug. A.D. 1913.  
*G. W. Palmer* Chairman of Board of County Commrs

I hereby certify that the within instrument was filed for record in the auditor's office of Kitsap County, Washington, by request of

*Nichols & Bennett*  
Aug. 4 1913

at 3:15 PM and that it is recorded in Plat. Records of said county on Page 30 of Book 4

*R. E. Gordon*  
Auditor of Kitsap County,  
Washington

*134 R. Anderson*  
Deputy

## PLEASANT BEACH TRACTS

KITSAP COUNTY

Scale 1" = 200'

July 5, 1913

A. S. Bates C.E.

U.S. RESERVE

24-77-02