

WASHINGTON
TITLE INSURANCE
COMPANY

FORM L3

Statutory Warranty Deed

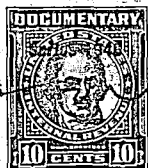
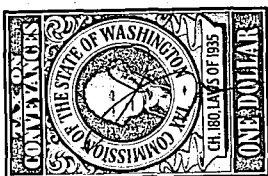
THE GRANTORS O. M. Kulien, as his separate estate, and Carl Hedlund and Nellie Hedlund, husband and wife now and at all times since acquiring an interest in the real property described herein,
for and in consideration of Ten and no/100 - - - - - Dollars

in hand paid, conveys and warrants to James Lapsley and Josephine Lapsley, husband and wife
the following described real estate, situated in the County of Pierce, State of Washington:

Lot eight (8), Block one (1), Clover Park, according to the
plat thereof filed for record in the office of the Auditor of
said County in Book 12 of Plats at page 64.

This deed is given subject to the following restrictive covenants which covenants shall run with the land:

1. No person of any race other than the White or Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
2. No animals of any kind, no chickens or fowls or pets of any kind shall be allowed on said premises or on said lot, or lots except that each householder may maintain not to exceed two dogs and two cats thereon.
3. These covenants shall be for the benefit of all subsequent purchasers of property in said plat and shall continue in full force and effect for a period of 30 years from the date thereof.



Dated this 16th day of June, 1947.

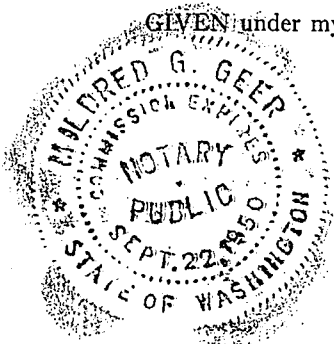
Carl Hedlund (SEAL)
Nellie Hedlund
O. M. Kulien (SEAL)

STATE OF WASHINGTON, }
County of Pierce } ss.

On this day personally appeared before me O. M. Kulien and Carl Hedlund and Nellie Hedlund

to me known to be the individuals 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 16th day of June, 1947.



Mildred G. Geer
Notary Public in and for the State of Washington,
residing at Tacoma.

Filed for Record

Request of

J. E. FORD, County Auditor

COMMONWEALTH TITLE COMPANY

Jul. 14, 1947 11¹⁴ a.m.

CLOVER PARK

Know all men by these presents that Washington Security Company, a corporation organized and existing under the laws of the State of Washington, having its principal place of business at Box 265, Route 1, Tacoma, Washington, being the sole owner of all those portions of southwest quarter of Section 2, Township 19 North, Range 2 East, Willamette Meridian, described as follows:

Begin 97.27 feet East of northwest corner of said subdivision thence running South 1°30' East 30 feet to intersection of East line of Lake Boulevard and South line of Lake Avenue as herebefore deeded to Pierce County and true place of beginning, thence running East on South line of Lake Avenue 219.15 feet, thence South 0°30' West 120 feet thence West 215.92 feet, thence North 1°30' West on East line of Lake Boulevard 120.05 feet to true place of beginning, and containing 0.60 acres more or less.

Also beginning at northwest corner of said southwest quarter of southwest quarter thence running East 97.27 feet, thence South 30 feet, thence East 553.66 feet to true place of beginning, thence continuing East on South line of Lake Avenue 390.55 feet, thence South 0°30' West 100 feet thence East 230 feet to West line of Gravelly Lake Drive thence South 0°30' West on said West line 90 feet, thence West 230 feet thence South 0°30' West 20 feet, thence on a curve to the right of 30.03 feet radius a distance of 47.17 feet, thence West on North line of School Street as herebefore deeded to Pierce County, 1132.17 feet to East line of Lake Boulevard, thence North 1°30' West on said line 230.09 feet, thence East 547.03 feet, thence North 0°30' East 220 feet true place of beginning, and containing 7.65 acres more or less.

Also beginning at northeast corner of said southwest quarter of southwest quarter, thence running East 97.27 feet, thence South 1°30' East 530.19 feet to true place of beginning, thence continuing South 1°30' East on East line of Lake Boulevard 330.15 feet thence on a curve to the left of 30.03 feet radius a distance of 47.17 feet, thence East on North line of Lakeview Boulevard as herebefore deeded to Pierce County, 691.02 feet thence North 0°30' East 180 feet, thence East 4.30 feet to West line of Gravelly Lake Drive thence North 0°30' East on said line 150 feet thence on a curve to the left of 29.97 feet radius a distance of 47.07 feet, thence West on South line of School Street 1130.81 feet to true place of beginning and containing 7.75 acres more or less, has caused the same to be surveyed and platted as shown here, such plat or subdivision to be hereafter known as Clover Park and that the said company hereby donates and dedicates to the use of the public forever the streets, avenues, boulevards, drives and other public places shown or indicated thereon, and for itself and its respective successors and assigns waives all claims for damages to the property included in the plat by reason of any cuts or fills made in the streets, avenues, boulevards and drives shown thereon in the original grading thereof, and said company by its officers does further certify and swear that said lands are free from all encumbrances including all taxes and assessments which have heretofore been levied and become chargeable against said property, except easements to Tacoma Railway and Power Co. and the city of Tacoma, to construct, operate and maintain electric light and power lines as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands this 25th day of June, 1943.



WASHINGTON SECURITY COMPANY

By *Ray W. Thompson* President
Attest: *W. H. Lyman* Secretary

State of Washington) ss
County of Pierce)

On this 30th day of June, 1943, personally appeared before me *Ray W. Thompson* and *Harold W. Lyman*, to me known to be the President and Secretary, respectively, of Washington Security Company, a corporation organized and existing under the laws of the State of Washington, having its principal place of business at Box 265, Route 1, Tacoma, Washington, 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.



L.A. Rohrerhaus
Notary Public in and for the State of Washington, residing at Tacoma, Washington.



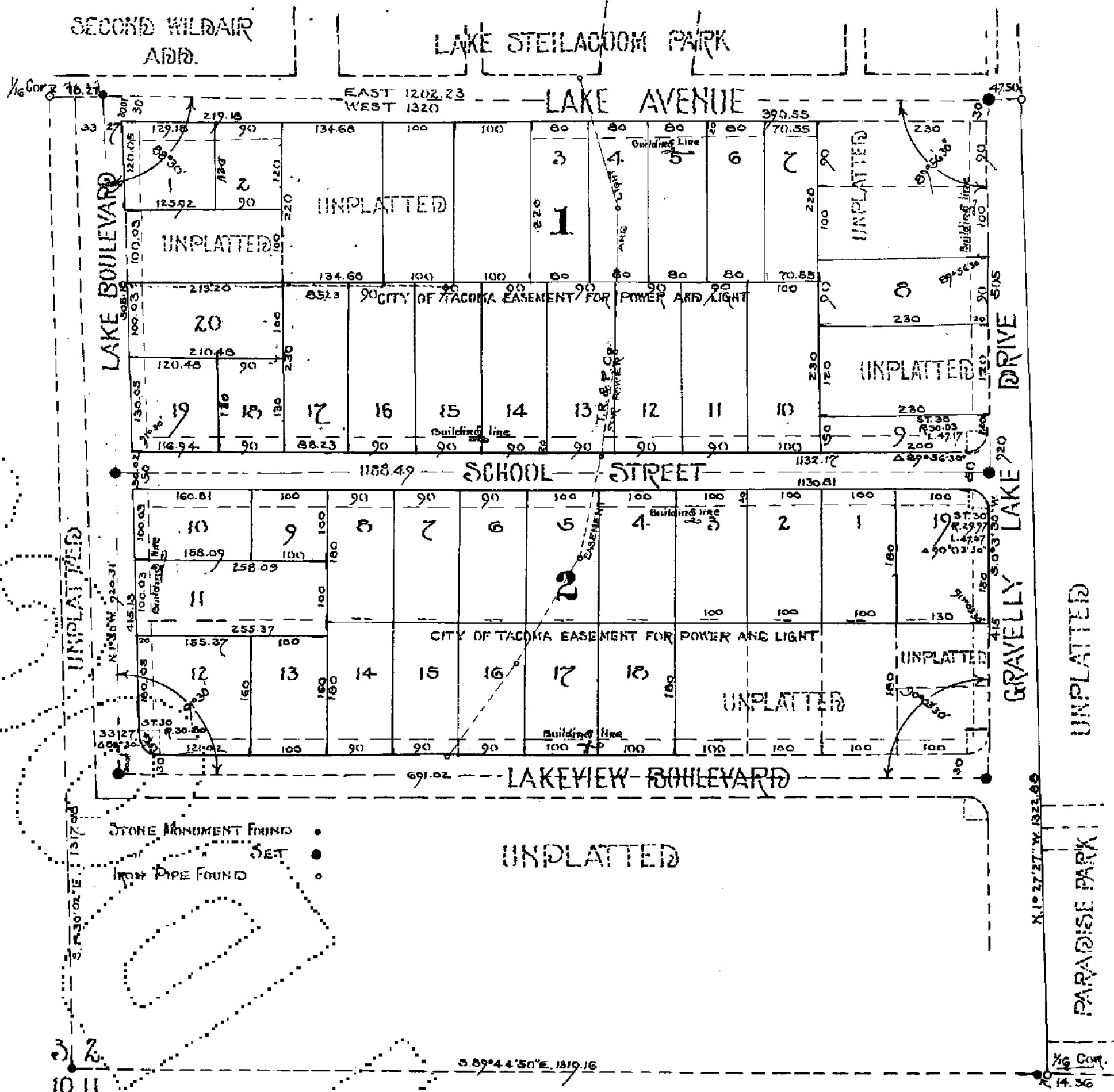
I hereby certify that I have surveyed the within described land, that this map is correct and that monuments have been set as indicated hereon.

D.H. White
Registered Civil Engineer
No. 219, Renewal No. E4.

Approved June 28, 1943

Lester M. Hays
Survey Engineer

Indexed by *R.*
Compared by *R. M. M. N.*



Approved as to form July 2nd 1943

L. O. Peterson
Deputy Prosecuting Attorney

Approved by the Board of County Commissioners of Pierce County, Washington this 6th day of June 1943

W. H. Lyman Chairman
Harvey W. Scofield Commissioners

June 6th 1943

Approved by the planning Commission

D. H. Smith President
W. H. Lyman Secretary

Tacoma, Washington
June 24th 1943

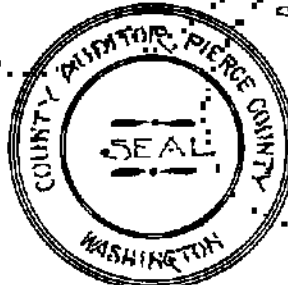
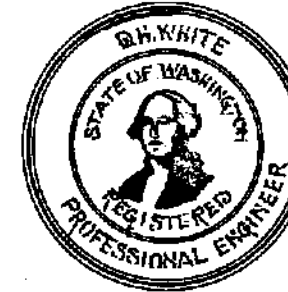
I hereby certify that there are no unpaid State or County taxes on the within described property



Paul Newman
Treasurer of Pierce County Washington
By *Calvin J. Hays* Deputy

Approved June 14, 1943

D. H. White
Registered Civil Engineer



Auditor of Pierce County, Washington
By *Deputy*

Filed and recorded at the request of WASHINGTON SECURITY COMPANY this 9th day of July 1943, at 10 minutes past 4 o'clock P.M., on pages 64 and 65, Volume 12 of Record of Plats.

Auditor's Note: Plat filed for record consisted of 3 sheets

For reference only, not for re-sale.

CLOVER PARK

PROTECTIVE COVENANTS For Clover Park

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1969, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part. If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any and all proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other relief for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A All lots in the tract shall be known and described as residential lots.

B No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling, not to exceed two stories in height and a private garage for not more than 2 cars.

C No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Ray W. Thompson, R. H. Gullberg and Lillian A. Thompson, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1944. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereafter, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

D No building shall be located nearer than 20 feet to the front lot line nor nearer than 15 feet to any side street line. No building, except a detached garage or other outbuilding located 110 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

E No residential structure shall be erected or placed on any building plot which plot has an area of less than 2500 square feet or a width of less than 60 feet at the front building setback line, except that two residences may be erected or placed on lots Nos. 9, Block 1 as shown on the recorded plat, providing each site has an area of 50 by 115 feet and at least 10 feet rear yard.

F No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

G No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

H-1 No dwelling costing less than \$3000 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 750 square feet in the case of a one-story structure nor less than 650 square feet in the case of a one and one-half, two, or two and one-half story structure.

H-2 Easements affecting lots Nos. 10 to 12 inclusive and lots 4 and 20, Block 1; lots 1 to 3 inclusive and 11, 15, 16, 17 and 19 in Block 2 are reserved as shown on the recorded plat, for utility installation and maintenance.

I An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

J That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within 6 months from date of commencement of construction and shall be connected to septic tank or public sewer.

K Until public sewers are available all sewage disposal shall be by septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of Public Health and the local authority.

L No person of any race other than the white or Caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

Approved June 28, 1943



D.H. White
Registered Civil Engineer

For reference only, not for re-sale.