

WASHINGTON  
TITLE INSURANCE  
COMPANY

# Statutory Quit Claim Deed

(CORPORATE FORM)

THE GRANTOR BURWELL & MORFORD, a corporation organized and existing under the laws of the State of Washington,

for and in consideration of TEN Dollars (\$ 10.00 ), in hand paid, conveys and quit claims to

P. R. HERR

all interest in the following described real estate, situated in the County of Pierce State of Washington:

Lot Thirty (30), Block Two (2), Forest Beach,

subject to the following conditions which shall run with the land, and shall be binding upon said grantees and their successors in interest until the 1st day of January, 1950, to-wit:

1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, a boat house or a bath house, all in architecture in harmony with such dwelling house; and that said premises shall be used only for private residence purposes, and no building shall be allowed to remain in an unpainted condition for more than three months from time of completion of said building.
2. No poultry nor animals other than household pets shall be kept on said premises.
3. The said premises shall not be sold, conveyed, rented or leased to any person other than of the White race, nor shall any person other than of the White race be permitted to occupy any portion of said premises or buildings thereon except domestic servants actually employed by a White occupant of such premises or buildings thereon.

Reserving an easement through, in and over said lot for the construction, operation and maintenance of a water pipe line and an electric pole line.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 12th day of April, 1939.

BURWELL & MORFORD

By

*Seth H. Morford*  
President.

By

*Kenneth J. Morford*  
Asst. - Secretary.

STATE OF WASHINGTON, )

ss.

County of KING

On this 12th day of April, 1939, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared SETH H. MORFORD and KENNETH J. MORFORD to me known to be the President and Asst - Secretary, respectively, of BURWELL & MORFORD

the corporation that executed the 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 are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

*[Signature]*  
Notary Public in and for the State of Washington, residing at Seattle.

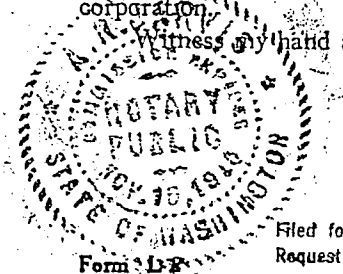
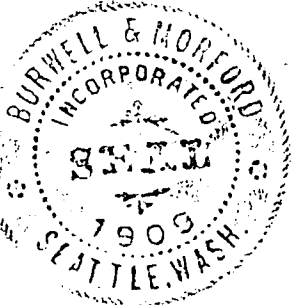
Filed for Record  
Request of

Apr. 29, 1939 11:23 A.M.  
P. R. Herr

Form 128

S. CLIFFORD DAVIS, County Auditor

For reference only, not for re-sale.



# FOREST BEACH

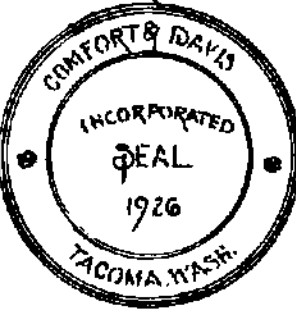
## AN ADDITION TO PIERCE COUNTY, WASH.

### DESCRIPTION:

This plat of Forest Beach covers and includes all of Government Lots 3 and 9 in Section 21, Township 21 North, Range 1E, Willamette Meridian, together with the Second Class Tide Lands adjoining, to mean low tide; EXCEPT those parcels or tracts designated on the face of this plat as UNPLATTED and described as follows: the north 50 feet of the south 140 feet, the north 200 feet of the south 390 feet, the north 50 feet of the south 540 feet, the north 100 feet of the south 790 feet, the north 100 feet of the south 1240 feet, the north 50 feet of the south 1340 feet and the north 100 feet of the south 1740 feet of that portion of the said Government Lots 3 and 9 in Section 21 together with the Second Class Tide Lands adjoining, lying easterly of the following described line, beginning at a stone set on the south line of said Govt. Lot 3 about 31 feet west of the shore of Horsehead Bay, said stone being 139.81 feet north and 26.59 feet west of the Meander Corner on the south line of said Section 21 at the west shore of Horsehead Bay, and running thence S. 89° 30' W. along the south line of said Lot 3, 123.16 feet; thence N. 29° 15' W., 102.65 feet to the east line of Forest Drive as herein platified; thence following the east line of Forest Drive and Beach Drive as hereafter described; -- N. 5° 45' E. 503.00 feet; thence N. 3° 50' W. 601.02 feet; thence N. 37° 00' W. 248.80 feet; thence N. 19° 20' W. 105.66 feet; thence N. 15° 30' W. 320.94 feet to a point which is 1800.00 feet north from, measured at right angles to, the south line of said Govt. Lot 3; ALSO EXCEPTING that portion of the said Govt. Lots 3 and 9 in Section 21, described as follows: commencing at the aforesaid stone set in the south line of Govt. Lot 3 and running thence S. 37° 30' W. along the south line of said Lot 3 123.16 feet; thence N. 16° 10' E., 328.72 feet; thence N. 27° 15' E. 1056.26 feet to the true point of beginning; continuing thence N. 27° 15' E. 1001.59 feet; N. 69° 00' W. to the shore line of Danks Inlet; thence south westerly along said shore line, 100 feet, more or less; thence S. 69° 00' E. to the true point of beginning; TOGETHER WITH that portion of the Second Class Tide Lands adjoining, included between the northerly and southerly lines of the foregoing described portion of said Govt. Lots 3 and 9, produced northwesterly.

**DEDICATION:** Know all men by these presents that Burwell and Morford, a Washington Corporation Owners in Fee Simple, and Comfort and Davis, a Washington Corporation, purchasers by contract of the land platified in this FOREST BEACH, do hereby declare this plat and dedicate to the use of the public, for all streets, avenues or drives shown hereon, 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 or tracts shown upon this plat in the reasonable original grading of the streets, avenues or drives shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 16th & 17th day of February A.D. 1939.



BURWELL AND MORFORD

By Seth H. Morford, President  
By Kenneth J. Morford, Assistant Secretary

COMFORT AND DAVIS

By Harold L. Davis, President  
By A. B. Comfort, Secretary

### ACKNOWLEDGMENTS

State of Washington, s.s.  
County of King

On this 16 day of February, 1939, before me personally appeared Seth H. Morford and Kenneth J. Morford, to me known to be the President and Assistant Secretary of Burwell and Morford, 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 first above written.



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

State of Washington, s.s.  
County of Pierce

On this 17th day of February, 1939, before me personally appeared Harold L. Davis and A. B. Comfort, to me known to be the President and Secretary of Comfort and Davis, 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.

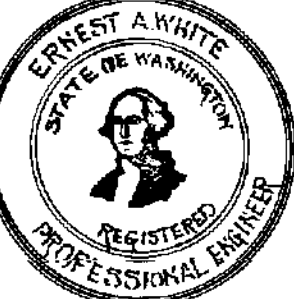
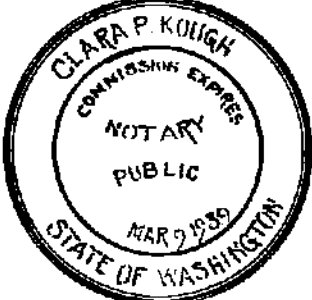
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Blanca K. Hough

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

O.K. as to form

L. E. Peterson  
Deputy Pros. Atty.



Examined and approved this 4th day of April A.D. 1939

Chairman, Board of County Commissioners

Affest M. L. Geiger, Dep. Clerk of Board of County Commissioners



1242924

Filed for Record at the request of Pierce County Road Engineer APRIL 4th A.D. 1939 at 38 minutes past ELEVEN o'clock A.M. and recorded in Volume 12 of Plats at page 17, Record of Plats, Pierce County, Washington.

By Clifford Davis, County Auditor

By Deputy County Auditor

Indexed by C. E. M. C.



Norford & Morry  
Civil Engineers

Scale, 1 inch = 150 feet.

We hereby certify that this plat of Forest Beach is based upon an actual survey and subdivision of Section 21, T. 21 N., R. 1 E., W. 1 M. and upon the original Govt. Notes for the Meander Lines in Govt. Lots 3 & 9; that the bearings are in correct relation with each other, distances correctly shown thereon, that the stone monuments are set and the lots and blocks staked on the ground.

Norford & Morry,  
Registered Land Surveyors  
By Charles P. Morry



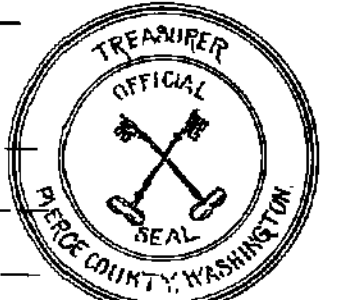
### TAX CERTIFICATE:

This is to certify that the taxes on the lands included in this plat of FOREST BEACH have been fully paid up to and including the year A.D. 1939. Certified this 15 day of Mar. A.D. 1939.

Paul Newman

Pierce County Treasurer.

By Deputy Pierce County Treasurer.

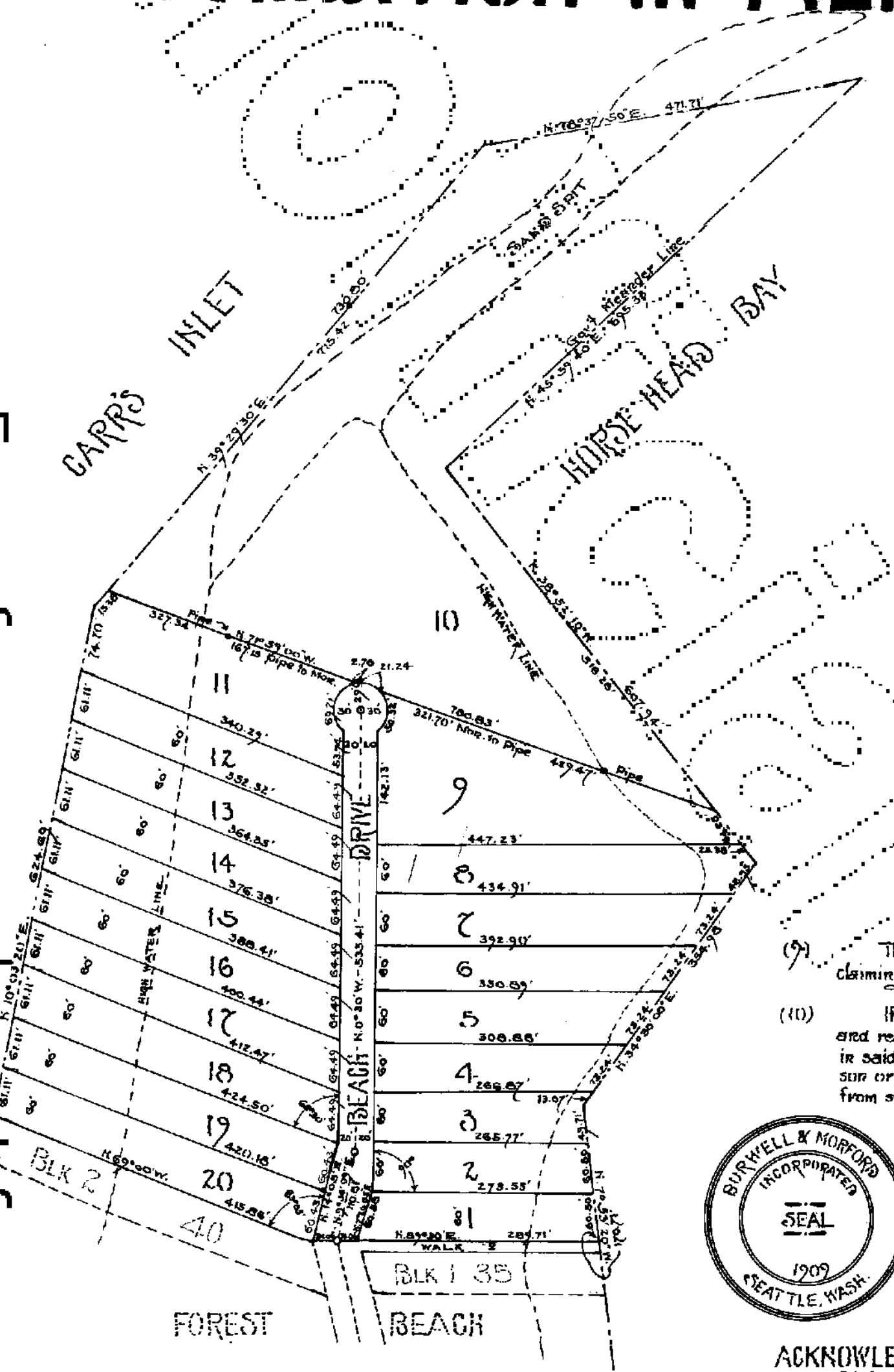


For reference only, not for re-sale.

# FOREST BEACH NO. 2 AN ADDITION IN PIERCE COUNTY, WASH.

SCALE 1 IN. = 150 FT.

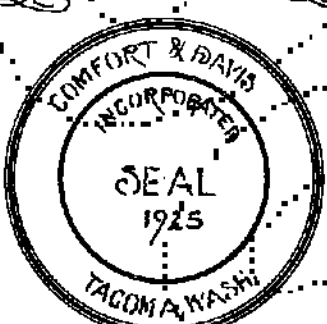
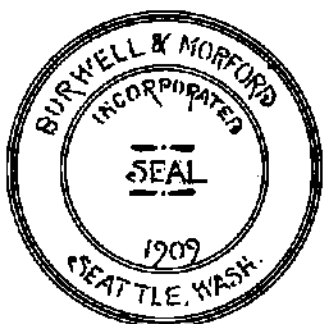
For reference only, not for re-sale.



**DESCRIPTION:**— This plat of Forest Beach No. 2, covers and includes all of Block 4, Forest Beach and the Northern 10 feet of Lot 35, Block 1, Forest Beach, together with the second class tidelands to mean low tide adjacent to or abutting upon said above described tract.

**DEDICATION:**— Know all men by these presents that Burwell and Morford a Washington Corporation, owners in fee simple and Comfort and Davis, a Washington Corporation, purchasers by contract of the land platted in this "FOREST BEACH NO. 2 AN ADDITION IN PIERCE COUNTY, WASH." hereby declare this plat and dedicate to the public forever the Drive shown hereon, 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 or tracts shown upon this plat in the reasonable original grading of the Drive shown hereon; and do hereby further declare and publish the following express restrictions:

- (1) That none of said lots shall be used for other than residential or other non-commercial purposes.
- (2) There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house with or without private garage, boat house, or in architecture in harmony with such dwelling house; and that said premises shall be used only for private residence purposes and no building shall be allowed to remain in an unpainted condition for more than three months from time of completion of said building.
- (3) No building shall be erected on said premises nearer than 25 feet from the road line nor nearer than 6 feet to any side lot line except that a garage can be built not nearer than 10 feet from Beach Drive.
- (4) No spirituous liquor shall be sold on the premises.
- (5) No poultry nor animals other than household pets or family saddle horses shall be kept on said premises.
- (6) The said premises shall not be sold, conveyed, rented or leased to any person other than of the Caucasian race, nor shall any person other than of the Caucasian race be permitted to occupy any portion of said premises or buildings thereon except domestic servants actually employed by a Caucasian occupant of such premises or building thereon.
- (7) Sewerage disposal shall be by means of approved septic tanks, cess pools or other means shall not be permitted.
- (8) All restrictions shall apply to Lot #10 with the exceptions of Paragraphs #1 and #2.
- (9) The covenants and restrictions are to run with the land and shall be binding upon all the parties and all persons claiming under them until January 1st, 1960. At which time said covenants and restrictions shall terminate.
- (10) If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of these covenants and restrictions herein before January 1st, 1960, it shall be lawful for any other person or persons owning any other lots in said "FOREST BEACH NO. 2 AN ADDITION IN PIERCE COUNTY, WASH." to proceed at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations. Dated this 2nd day of June 1941.



**BURWELL AND MORFORD**  
Selk H. Morford, President  
Kenneth J. Morford, Assistant Secretary

## ACKNOWLEDGMENTS

State of Washington } ss  
County of Pierce }

On this 2 day of June 1941, before me personally appeared Harold I. Davis and A. B. Comfort, to me known to be the President and Secretary of Comfort and Davis the Corporation that executed the within and foregoing instrument, and acknowledged that 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 first above written.

*Clara K. Bernier*  
Notary Public in and for the State of Washington, residing at Tacoma.

Approved this 21 day of April 1941, by the Pierce County Planning Commission.

*A. B. Link* Vice-Chairman  
*Chester M. Thompson* Secretary

We hereby certify that we have surveyed the accompanying plat and that the courses and distances shown hereon are correct and that monuments have been placed at points indicated by small circles.

**L. A. NICHOLSON & SONS**  
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS.  
By *L. A. Nicholson*

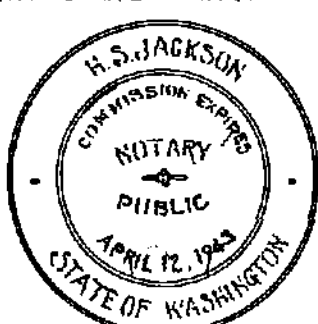
Examined and approved this 2 day of June 1941

*Ed White*  
County Road Engineer

Indexed by *B.*  
Compared by *L. J.*

On this 2 day of June 1941, before me personally appeared Selk H. Morford and Kenneth J. Morford, to me known to be the President and Assistant Secretary of Burwell and Morford, 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 first above written.



Examined and approved this 29 day of April 1941, by the Board of County Commissioners.

*Joe Lightfoot* Commissioners  
*Ed. Johnson* Chairman

Approved this 4th day of June 1941.

*E. B. Peterson*  
Dept. Prosecuting Attorney



This is to certify that the taxes on the land included in this Plat of Forest Beach No. 2 have been fully paid and discharged this 4th day of June 1941.

*Paul Neumann*  
Treasurer, Pierce County, Washington



1280767

Filed and recorded at the request of Comfort and Davis this 4th day of June 1941 at 31 Minutes past 3 o'clock P.M. and recorded in Volume 12 of Record of Plats on Page 33, in the office of the Pierce County Auditor.

**J. CLIFFORD DAVIS** Co. Auditor

by *Ed Johnson* Deputy

IN AUDITOR'S FILE:  
BOUNDARY LINE REVISION AF # 857527626  
BOUNDARY LINE REVISION AF # 8575216334  
B. REVISION (L.P. 1941) AF # 9122016037