

Special Warranty Deed

(CORPORATE FORM)

THE GRANTOR, BURWELL & MORFORD,a corporation duly organized and existing under the laws of the State of Washingtonwith its principal office at Seattle, Washington,for and in consideration of the sum of TEN (\$10.00) Dollars,
lawful money of the United States of America, in hand paid, does by these presents grant, bargain,sell, convey and confirm to PHIL M. ASHMANNof Tacoma, Washington,and to his heirs and assigns, the following described real estate situated in the County ofPierce State of Washington, to-wit: Lot 4, Block 1, of

the unrecorded plat of Robin Hood Camp Addition, more particularly described as follows: The north 50 feet of the south 240 feet of that portion of Govt. Lots 8 and 9 of Section 21, Twp. 21 N., Range 1 E., Willamette Meridian, 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 lot 8 about 31 feet west of the shore of Horsehead Bay, said stone being 1319.81 feet north and 26.69 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 8, 23.16 feet; thence N. 29°15' W., 102.65 feet; thence N. 5°45' E., 502.99 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., 320.93 feet to a point which is 1800.00 feet north from, measured at right angles to, the south line of said lot 8. SUBJECT TO: Exceptions and reservations as expressed in the deed from the State of Washington under which title to said tide lands of the second class is claimed. This deed is given in completion of the contract between the grantee herein and Horsehead Bay Development Co.

Together with the appurtenances;

To Have and to Hold the said premises with the appurtenances unto the said

PHIL M. ASHMANNand to his heirs and assigns forever;

And the Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said lands, premises and appurtenances. This deed is made upon the following

conditions which shall run with the land and be binding upon said grantee and his successors in interest until the first 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, 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.

IN WITNESS WHEREOF, BURWELL & MORFORD, by resolution ofits Board of Trustees, has caused these presents to be subscribed by its President, and at-tested by its Secretary and its corporate name and seal to be hereunto affixed this9th day of December, A. D., 1931.BURWELL & MORFORD,

By

Attest:

President

Secretary

STATE OF WASHINGTON, }
County of King } ss.

On this 9th day of December A. D. 1931 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared SETH H. MORFORD and HENRY S. JACKSON to me known to be the President and 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 were 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.

A. Schroeder

Notary Public in and for the State of Washington,

residing at Seattle



Special Form

(CORPORATE FORM)

BURWELL & MORFORD

TO

PHIL M. ASHMANN

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RECORDED

Phil N. Ashmanson
1931 FEB 27 AM 11 09

JOHN C. DAVIS, AUDITOR
PIERCE COUNTY WASH.
DEPUTY *C. Canell*

Washington Title Insurance
Company
SEATTLE, WASHINGTON

1224 No Prospect

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For reference only, not for re-sale