

1464288

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THIS INDENTURE WITNESSETH, That GEORGE A. LUND and ELIZABETHG. LUND, husband and wife,parties of the first part, for and in consideration of the sum of---Ten and no/100---DOLLARS,in lawful money of the United States of America, to them in hand paid byJOSEPH A. KUHN and EUDORA A. KUHN, husband and wife,parties of the second part, have GRANTED, BARGAINED, and SOLD, and by these presentsdo Grant, Bargain, Sell and Convey unto the said parties of the second part, and totheir heirs and assigns, the following described real property, situate, lying andbeing in the county of Pierce, State of Washington, to-wit:

Beginning at the Northwest corner of Block Three (3), in plat of First Division, University Place, recorded on Page 29 of Book 7, Record of Plats, Pierce County; thence on an extension of the West line of Block 3, North 295 feet; thence parallel with an extension of the North line of said block, West 129.21 feet to the true place of beginning for this description; thence parallel with said West line of block extended, North 77.39 feet; thence with same meridian of reference North 36° 11' East 80 feet; thence South 63° 30' East 96 feet; thence South 29° 30' West 100 feet; thence South 81° 42' West 84.65 feet to the true place of beginning; Together with an easement 30 feet wide for road purposes, and being an extension of the present roadway North about 22 feet to the Southwesterly corner of the above described tract. Said described tract being in the Southwest quarter of Section 9, Township 20 North, Range 2 East, W. M.

EXCEPT that the Grantors reserve and restrict the use of said property as follows:

1. Said property shall be used exclusively for domestic purposes by white persons, not excluding bona fide servants of any race.
2. No dwelling house shall be placed thereon of less value than \$3,500.00.
3. No chicken house, coop or barn shall be placed thereon.
4. No livestock of any nature shall be raised or kept on said property.
5. Said restrictions shall be considered running with the land and shall bind the grantees, their heirs, executors, administrators and assigns. Said restrictions shall not apply to said south 55 feet of Lot 14, Block 1, Day Island.

TO HAVE AND TO HOLD, The said premises, with all their appurtenances, unto the said parties of the second part and to their heirs and assigns forever; and the said George A. Lund and Elizabeth G. Lund, husband and wife,

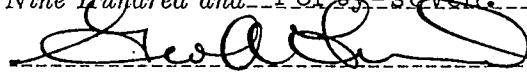
parties of the first part, for themselves and for their heirs, executors and administrators, do hereby covenant to and with the said parties of the second part their heirs and assigns, that they are the owner's in fee simple of said premises, and that they are free from all incumbrances except the above reservations.

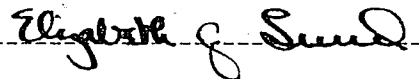
and that they will WARRANT and DEFEND the title thereto against all lawful claims whatsoever,

WITNESS, Their hands and seals this 14th day of 20th

October A. D., One Thousand Nine Hundred and Forty-seven.

Signed, Sealed and Delivered in Presence of

 (Seal)

 (Seal)

(Seal)

(Seal)

STATE OF WASHINGTON,
County of Pierce } ss.

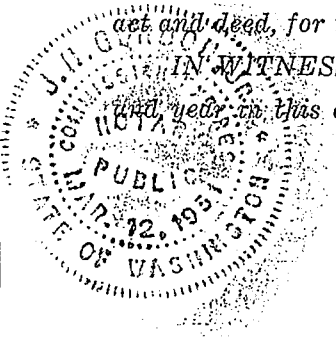
I, J. H. Gordon; Jr.,

a Notary Public in and for the said State, do hereby certify that on this 20th day of October, 1947, personally appeared before me GEORGE A. LUND and ELIZABETH G. LUND, husband and wife,

to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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

[Signature]
Notary Public in and for the State of Washington,
residing at Tacoma in said County.



111775

1464288
Warranty Deed
COMMON FORM

Dated _____, 19____

STATE OF WASHINGTON, } ss.

County of _____

Recorded for record this _____ day

of _____, 19____

at _____

in Book _____ of Records of

_____ County, Wash.,

on page _____

Witness my hand and official seal.

County Auditor.

Deputy Auditor.

PUGET SOUND NATIONAL BANK

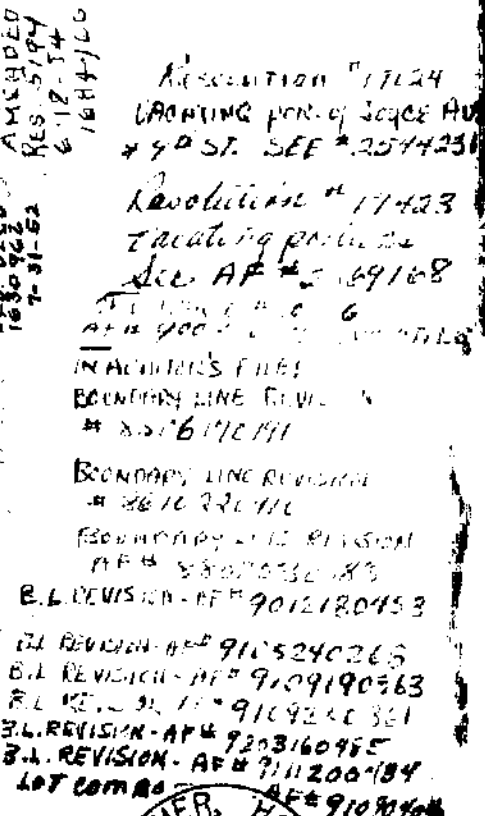
Tacoma

12

Order Vacation
That portion Joyce Avenue
between 21st St & 22nd St
Abutting. Here 4-10 44 15-16
first Division University, place
be used to be by vacated and
attach to abutting property
see Val 144 475 - (Imaginary)
By order Board of Commissioners
C. H. Zuckler Co. Justices
Class 1, B. L. Co. Com's.
by H. J. G. Glen Sep 11.
Nov 29-1983



Re-Sale: *Company Commission.*



...The above description and plot attached hereto are a correct delineation of First Division University Place as the same has been surveyed and plotted by me.

Dres. G. Plummer.

State of Washington }
County of Pierce } ss. This is to certify that on this 25th day of February A.D. 1885, before me a Notary Public in and for the
State of Washington personally appeared Ira A. Frown, president, and W. Thompson, secretary of the University Land Company,
both being personally known to me and acknowledged to me that they executed the foregoing instrument as the free act and deed
of the said University Land Company for the use and purposes therein set forth. And the said W. Thompson, secretary of
said Company, had the seal affixed to the foregoing instrument is the corporate seal of said University Land Company.
And H. H. Austin by his attorney-in-fact C. C. Peterson, also appeared before me and acknowledged that he executed the foregoing
instrument as his free and voluntary act and deed.
In witness whereof, I have hereunto
and your first above written.
Alexander Smith