

affixed on the day and year first above written.

Signed, Sealed and Delivered
in Presence of
F. H. Jackson
E. M. Hope
STATE OF WASHINGTON,)
COUNTY OF KING.) :SS



SKAGIT VALLEY LUMBER CO

By H. W. Bunker, President.
And H. H. Marbut, Secretary.

On this 21st day of September, A. D. 1927, before me personally appeared H. W. BUNKER and H. H. MARBUT, to me known to be the President and Secretary, respectively, of SKAGIT VALLEY LUMBER CO., 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 thereto 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.

John J. Jamison

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



Filed for record at Request of Henry Strand, Oct. 11th, A. D. 1927 at 12:45 P. M.

F.E. Bertrand, County Auditor

By *E. H. Larson* Deputy.

#207765

STATUTORY WARRANTY DEED

THE GRANTOR, The Similk Beach Development Co., a corporation, for and in consideration of the sum of TWO HUNDRED EIGHTY Dollars in hand paid, conveys, and warrants to J. C. Farrell, the GRANTEE, subject to the following conditions, the real estate situated in Skagit County, Washington, to-wit:

Lot 4 in Block 5 of the Plat of Similk Beach, Skagit County, Washington.

The Grantee is to pay all taxes, assessments and impositions levied or assessed against the above-described property subsequent to the 5th day of August, 1927.

There is hereby accepted and reserved from this deed by the Grantor, a strip of land four feet in width from the back line, and in the rear, and on the West end or side of said property, as an easement and right of way for water pipes, sewer pipes, and telephone and electric lights, poles and wires.

Upon and under the conditions hereinafter set out the vendor agrees to build and construct upon the premises now owned by it, a nine-hole golf course, at least two concrete tennis courts, a children's play-ground, a water system with at least a four-inch main line water main, said water main to begin at springs or well on hill and extend down and across the properties owned by the vendors, to a point at cove on Christianson land.

The Grantor agrees that it will in the development of its properties at Similk Beach, place back in the property in the development thereof, and in the payment of the purchase price of said premises, and construction of a nine-hole golf course, and at least two tennis courts, a children's play ground, the construction of a water system, as aforesaid, and in building and constructing roads and grading and platting said premises, and in such other development and improvement costs as it may deem necessary, at least one hundred per cent of amount received from the sale of said properties, excepting therefrom sales and advertising costs

until the sum of \$25,000.00 has been expended in said purchase price, improvements and developments, and thereafter the sum of eighty per cent of the amount received from the sales of property, excepting sales and advertising costs, until said improvements are complete, the said total amount to be expended in said purchase price and improvements, not to exceed the sum of \$45,000.00 .

The Grantor agrees that it will at its own costs and expense upon the completion of the golf course, organize and form a holding corporation to be named and known as the Similk Bay Golf Club, to take over and hold the properties hereinafter described, and at the time the same is formed, that the grantor will transfer and convey to said holding corporation, said golf course, tennis courts, play grounds, water rights and water system, private ways, and private roads, and the right to use the tide lands of the company for pleasure purposes only, all to be held in trust by said corporation for the respective property owners of lands now owned or hereafter acquired by the Grantor, and being a part of the Similk Beach Development project. The said properties taken over by said corporation will also be held in trust for the use and benefit of any and all property now owned by the Grantors or hereafter acquired by Grantor as part of said project, and which is still unsold at the time of said transfer to said holding corporation, and the purchasers of said property shall have the same rights and privileges in the property held in trust as prior purchasers. The purchasers of land from the Grantor in the Similk Beach Development project shall receive stock in said holding corporation, and a membership in said golf course. Provided that the grantor and the incorporators of the Grantor may hold and keep control of the majority of the stock in said holding corporation for a period of ten years from January 1, 1923, or during and until the full development of the project, and that the same shall be controlled by the Grantor during said time.

The above real estate is conveyed to the grantee, subject to the following conditions, and restrictions, which it is understood are covenants and conditions running with the land.

No building other than a dwelling house and appurtenances shall be placed upon said land, and no building, other than a garage, costing less than \$500.00 shall be built or erected upon said property, and no buildings, shall be built constructed or moved on said property less than twenty feet from the front line thereof, and all buildings must be painted, stained or stuccoed within 90 days from time they are moved or erected, except such buildings as are built with logs, stone, or other natural or unfinished material; which buildings may be left in their natural state. Said lands shall not at any time ever be sold, leased to, or occupied by any person not of the Caucasian race. Said property shall only be used for residence purposes and shall not at any time be used by any person to carry on any mercantile or other business for gain or profit, except that the owner may build and maintain cottages and houses for rent.

No open toilets shall be permitted, and only septic tanks, chemical closets or sewerage system disposal of residential sewerage shall be permitted on said property.

There shall be no camping or tenting by third parties upon said property without the written consent of the owner.

All chimneys and flues built and constructed upon said property shall be built of either brick or stone.

The stock in said holding corporation and membership in said golf club shall be issued to and held only by the owner of said land, and shall run with the land purchased by the respective owners, and the said stock and membership shall not at any time be sold separate from the land, but the owning and holding thereof shall at all times be a covenant and condition running with the land, and upon the sale and conveyance of said land, the said stock

and membership shall automatically be transferred and become the property of the owner of said golf membership shall be subject to such other rules, regulations and by-laws as may be made by said holding corporation.

Upon the failure of the grantee his heirs or assigns to comply with the conditions and covenants herein contained, the grantor at its option may upon reasonable notice to the owner cancel this conveyance, and said property appurtenances shall immediately revert to the grantor.

Dated this 6th. day of October, 1927.



Similk Beach Development Co.
By M. C. Turner, President.

Attest C. J. Henderson, Secretary.

State of Washington:
County of Skagit : ss

On this 6th day of October, 1927, before me personally appeared, M.C. Turner and C.J. Henderson, to me known to be the President and Secretary, of 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 writter

A. J. Swartz

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



Filed for record at request of M.C. Turner, Oct. 11th, A. D. 1927 at 2:41 P. M.

F. E. Bertrand, County Auditor

By *Edna Larson* Dep.

#207766

STATUTORY WARRANTY DEED

THE GRANTOR, The Similk Beach Development Co., a corporation, for and in consideration of the sum of TWO HUNDRED FIFTY Dollars in hand paid, conveys, and warrants to Ed Cash and Mamie Cash, husband and wife, the GRANTEE, subject to the following conditions, the real estate situated in Skagit County, Washington, towit:

Lot 9 in Block 5 of the Plat of Similk Beach, Skagit County, Washington.

The Grantee is to pay all taxes, assessments and impositions levied or assessed against the above described property subsequent to the 15th day of July, 1927.

There is hereby accepted and reserved from this deed by the Grantor, a strip of land four feet in width from the back line, and in the rear, and on the west end or side of said property, as an easement and right of way for water pipes, sewer pipes and telephone and electric lights poles and wires.

Upon and under the conditions hereinafter set out the vendor agrees to build and construct upon the premises now owned by it, a nine-hole golf course, at least two concrete tennis courts, a children's play-ground, a water system with at least a four-inch main line water main, said water main to begin at springs or well on hill and extend down and across the properties owned by the vendors, to a point at cove on Christianson land.

The Grantor agrees that it will in the development of its properties at Similk Beach, place back in the property in the development thereof, and in the payment of the purchase price of said premises, and construction of a nine-hole golf course, and at least two tennis courts, a childrens play ground, the construction of a water system, as aforesaid, and in

This plat is situated in Lots 1 and 2, and the Southwest quarter of the Northeast quarter of Section 8, and Lots 5 and 6 in Section 9, of Township 34, North of Range 2 East of W.M. It comprises Blocks 1 to 8, and the roads and lanes as shown on attached plat. All other lands are unplatted. The 30 foot streets and the 40 and 50 foot roads are public highways, and the 10 and 12 foot lanes are private ways, only for the use of the owners of the several lots and lands in this project.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the Similk Beach Development Co., a corporation, is the owner in fee simple of the lands described and set forth in the within and attached plat and with the consent of Ella R. McLean, a widow, has caused the same to be platted into lots, roads, streets and lanes as set forth in said plat.

The width of the roads is 40 and 50 feet and the width of the streets is 30 feet as designated in figures on the plat, and we hereby dedicate and donate said roads and streets to the public use forever. The 10 and 12 foot lanes are private pedestrian ways only for the use of the owners of lots and lands in the project.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, This 22nd day of August, 1927.

Similk Beach Development Co.
a corporation

By *M. Curley*
President

Ella R. McLean
Mortgagee

Attest
C. J. Henderson
Secretary



State of Washington : ss.
County of Skagit :

On this 22nd day of August, 1927, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared, M.C. Turner and C.J. Henderson, to me known to be the President and Secretary of the Similk Beach Development Co., 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 he was 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.

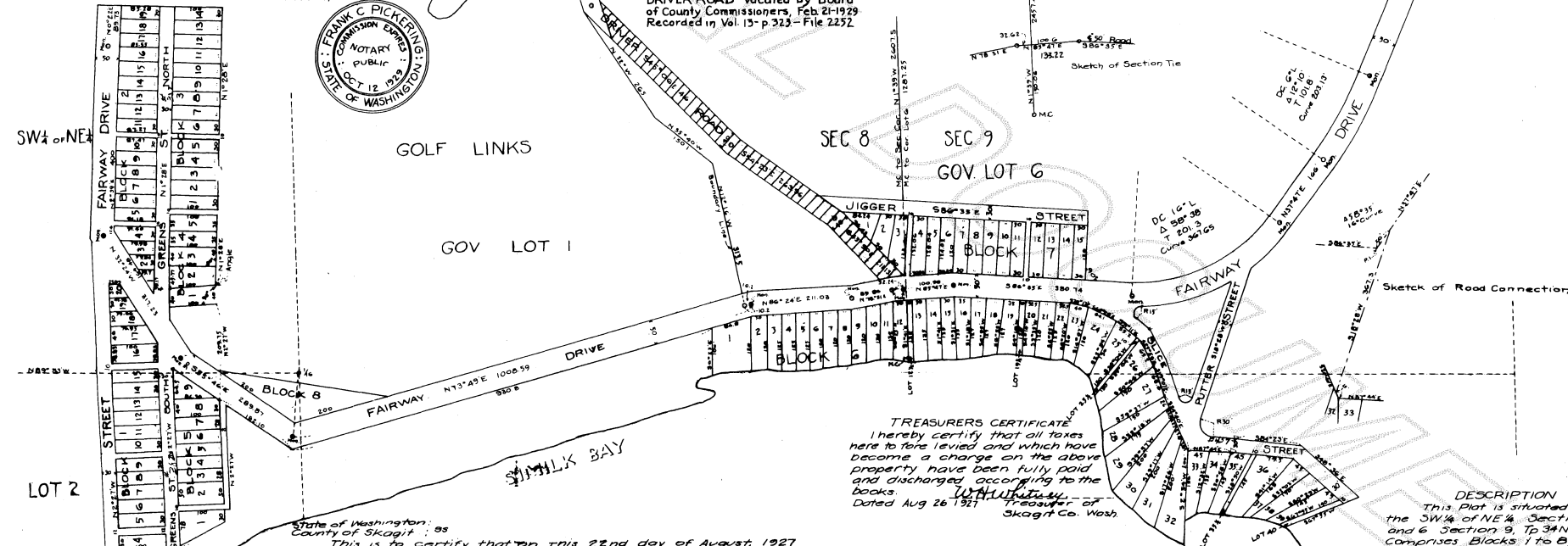
Frank C. Pickering
Notary Public in and for the State of Washington, residing at Mount Vernon.



SIMILK BEACH
SKAGIT CO.
WASH.

Scale 150 feet = 1 inch

John W. Meehan
Engineer



DRIVER ROAD vacated by Board of County Commissioners, Feb 21-1929
Recorded in Vol. 15-p. 323 - File 2232

TREASURERS CERTIFICATE
I hereby certify that all taxes here to fore levied and which have become a charge on the above property have been fully paid and discharged according to the books.
W. H. ...
Dated Aug 26 1927
Treasurer of Skagit Co. Wash.

DESCRIPTION
This Plat is situated in Lots 1 and 2, the SW 1/4 of Section 8 and Lots 5 and 6 Section 9, T34N R2E W1/2. It comprises Blocks 1 to 8, the roads and lanes shown on this Plat. All other lands are unplatted. The 30 foot streets and the 40 and 50 foot roads are Public Highways. The 10 and 12 foot lanes are private ways only for the use of lot and land owners in this project.

COMMISSIONERS CERTIFICATE
Examined and approved this 5 day of Oct 1927
Bo B. Ryan
Chairman Board Co. Commissioners and County Engineer

SW 1/4 of NE 1/4

LOT 2

State of Washington : ss.
County of Skagit : ss.
This is to certify that on this 22nd day of August, 1927 before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came, Ella R. McLean, a widow, the mortgagee named in the above and foregoing dedication, to me known to be the same individual described in and witnessed the within instrument, and acknowledged to me that she signed and sealed the same as her 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.

Frank C. Pickering
Notary Public in and for the State of Washington, residing at Mount Vernon

207637
Filed for record at the request of Similk Beach Development Company on the 5th day of Oct A.D. 1927 at 10 minutes past 2 P.M. and recorded in Vol. 4 of Plats of page 51 Records of Skagit County, Washington.
J. E. Bertrand
Auditor Skagit County
207637

by *Mildred Leaf*
Deputy

