

#268370

## STATUTORY WARRANTY DEED

THE GRANTOR, The Similk Beach development Co., a corporation, for and in consideration of the sum of Ten dollars in hand paid, conveys and warrants to E. U. Springer, the GRANTEE, subject to the following conditions, the real estate situated in Skagit County, Washington, to-wit:

All of Lot 12 in Block One in Sound View Addition Number Two, 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 10th day of August 1929.

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 East 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.

The above real estate is conveyed to the grantee, subject to the following conditions, and restrictions, which 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 \$\_ shall be built or erected upon said property, and no building, shall be built or constructed or moved on said property less than Ten 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 or residential sewerage shall be permitted on said property.

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

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 12th day of December, 1934.

(SEAL) Similk Beach Development Co.  
Mount Vernon, Washington  
Incorporated 1927

Similk Beach Development Company

By R. D. Turner, President

Attest: Ira L. Barnett, Secretary

I.R.\$0.50

State of Washington: ss  
county of Skagit :

On this 13 day of Dec. 1934, before me personally appeared R.D. Turner and Ira L. Barnett, 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 written.

PLATS OF  
 BEACH VIEW ADDITION - WEST GOLF ADDITION  
 SOUND VIEW ADDITION NO.2 - MADRONA VIEW ADDITION  
 TO SIMILK BEACH - SKAGIT COUNTY  
 WASHINGTON

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 Plats of Beach View Addition, West Golf Addition, Sound View Addition No. 2 and Madrona View Addition to Similk Beach, Skagit County, Washington, and with the consent of the Mount Vernon Investment Company, a corporation, the mortgagee, has caused the same to be platted into lots, roads, streets and lanes as set forth in said plats.

The width of the streets and roads is 30 and 40 feet, and the width of the lanes and alleys is 13 and 10 feet, which we hereby dedicate and donate said roads, streets, lanes and alleys to the public use forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 12th day of November, 1930.

Similk Beach Development Co., a corporation

By *R.D. Turner* President

Mount Vernon Investment Company, a corporation, Mortgagee

By *Frank C. Pickering*



Attest: *Ira L. Barnett* Secretary

State of Washington ) ss  
County of Skagit

On this 12th day of November, 1930, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared R.D. Turner and Ira L. Barnett, 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 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.

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



State of Washington ) ss  
County of Skagit

This is to certify that on this 12th day of November, 1930, before me, a notary public, in and for the State of Washington, duly commissioned and sworn, personally came Frank C. Pickering, to me known to be the President 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 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.

*Stan Larson*  
Notary Public in and for the State of Washington, residing at Mount Vernon



TREASURER'S CERTIFICATE

I hereby certify that all taxes heretofore levied and which have become a charge on the property, namely, Beach View Addition, West Golf Addition, Madrona View Addition, and Sound View Addition No. 2, have been fully paid and discharged according to the books.

*W.H. Whitney*  
Dated Nov. 13th, 1930  
County Treasurer.

COMMISSIONER'S CERTIFICATE

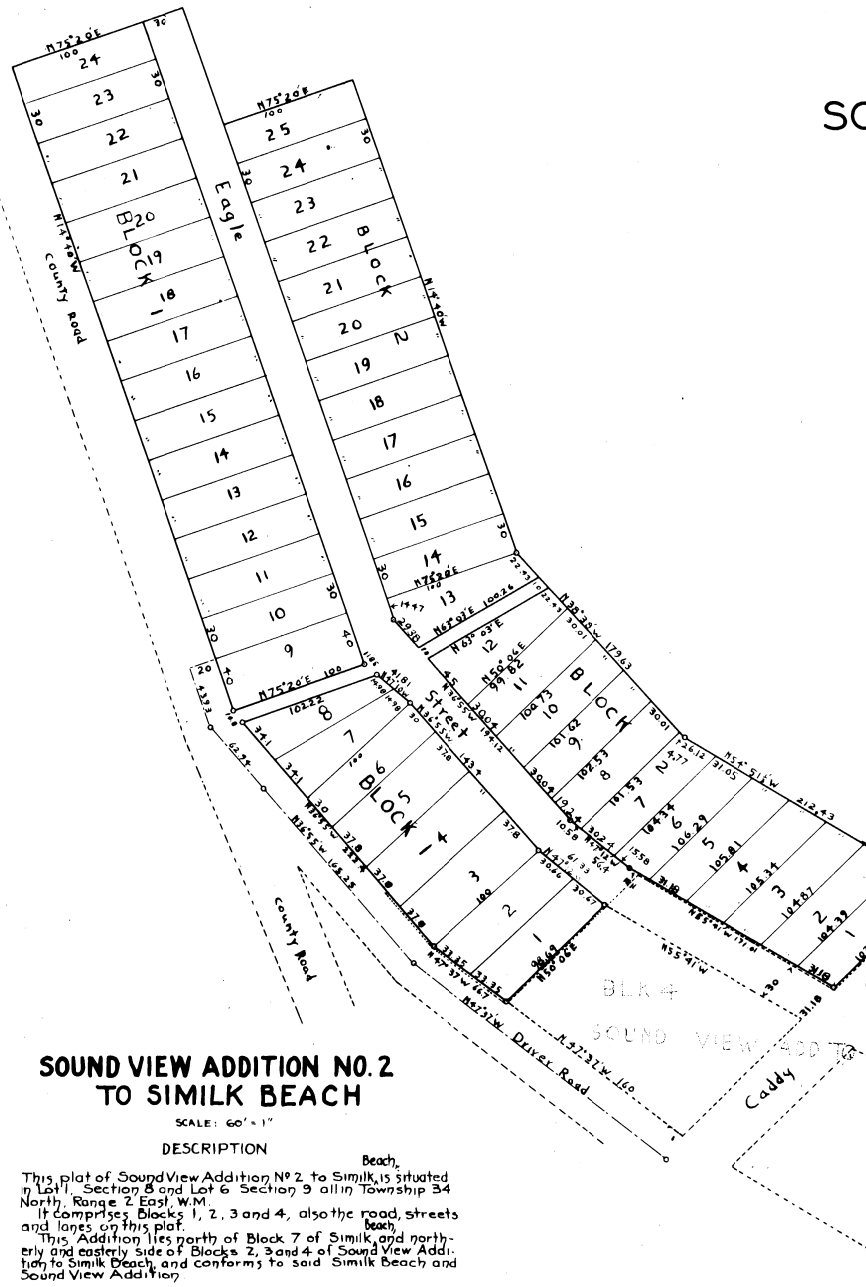
Examined and approved this 14th day of Nov. 1930

*Charles Hayes*  
Chairman of County Commissioners and County Engineer.

Filed for Record at the request of R.D. Turner on the 14th day of Nov. 1930 at 3:24 P.M. and recorded in Volume 5 of Plats at pages 5 & 6



F. E. BERTRAND  
Skagit County Auditor  
By *Will B. Ellis* Dep. Auditor.



SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH

SCALE: 60' = 1"

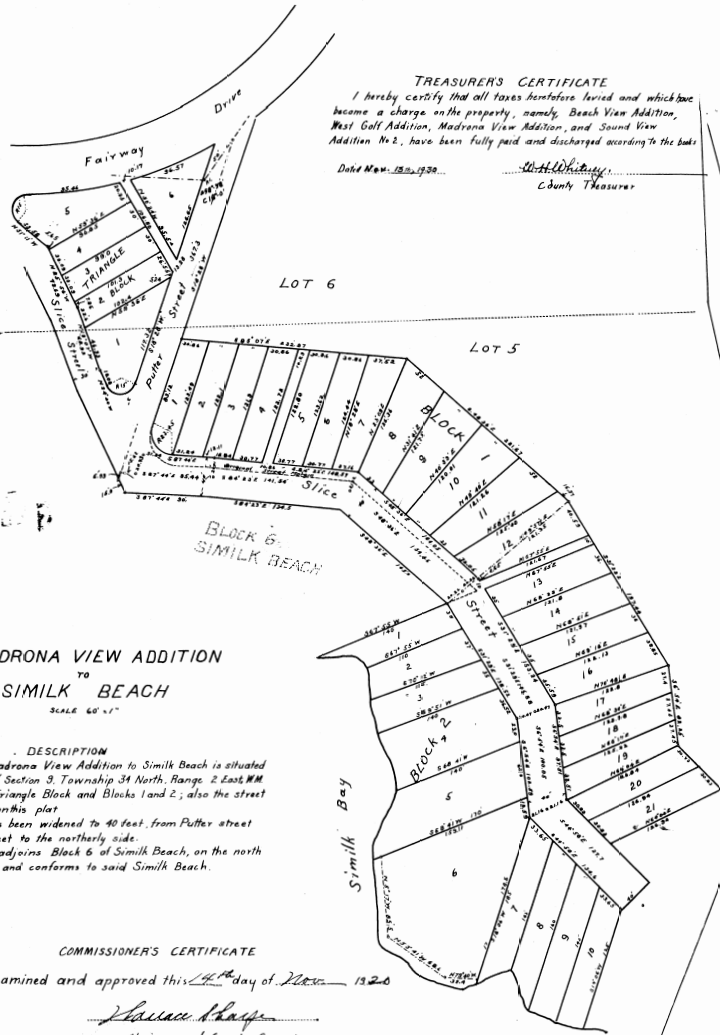
DESCRIPTION

This plat of Sound View Addition No. 2 to Similk, is situated in Lot 1, Section 8 and Lot 6 Section 9 all in Township 34 North, Range 2 East, W.M. It comprises Blocks 1, 2, 3 and 4, also the road, streets and lanes on this plat.

This Addition lies north of Block 7 of Similk Beach, and northerly and easterly side of Blocks 2, 3 and 4 of Sound View Addition to Similk Beach, and conforms to said Similk Beach and Sound View Addition.

(See also next page)

**TREASURER'S CERTIFICATE**  
 I hereby certify that all taxes heretofore levied and which have become a charge on the property, namely, Beach View Addition, West Golf Addition, Madrona View Addition, and Sound View Addition No. 2, have been fully paid and discharged according to the books.  
 Date Nov. 18, 1920  
 W. H. [Signature]  
 County Treasurer



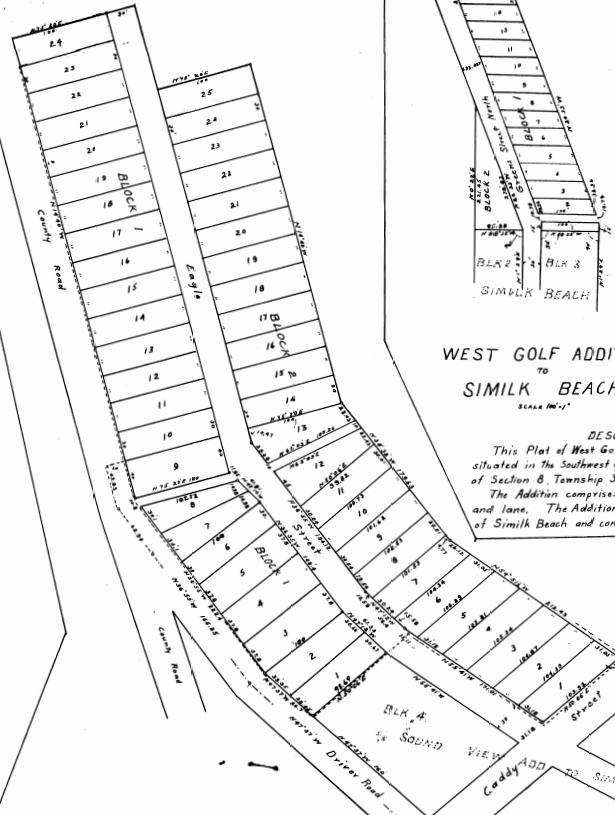
**MADRONA VIEW ADDITION TO SIMILK BEACH**  
 SCALE 60'-1"

**DESCRIPTION**  
 This Plat of Madrona View Addition to Similk Beach is situated in Lots 5 and 6 of Section 3, Township 34 North, Range 2 East, W.M. It comprises Triangle Block and Blocks 1 and 2, also the street and lanes shown on this plat.  
 Slice street has been widened to 40 feet, from Putter street east by adding 10 feet to its northerly side.  
 This Addition adjoins Block 5 of Similk Beach, on the north and easterly side and conforms to said Similk Beach.

**COMMISSIONER'S CERTIFICATE**

Examined and approved this 4th day of Dec. 1920

[Signature]  
 Chairman of County Commissioners and County Engineer

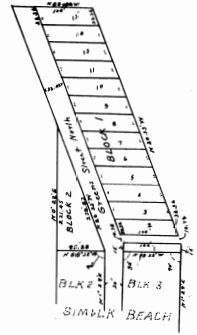


**WEST GOLF ADDITION TO SIMILK BEACH**  
 SCALE 100'-1"

**DESCRIPTION**  
 This Plat of West Golf Addition to Similk Beach is situated in the Southwest quarter of the Northeast quarter of Section 8, Township 34 North, Range 2 East, W.M. The Addition comprises Blocks 1 and 2, and the street and lane. The Addition lies north of Blocks 2 and 3 of Similk Beach and conforms to Similk Beach.

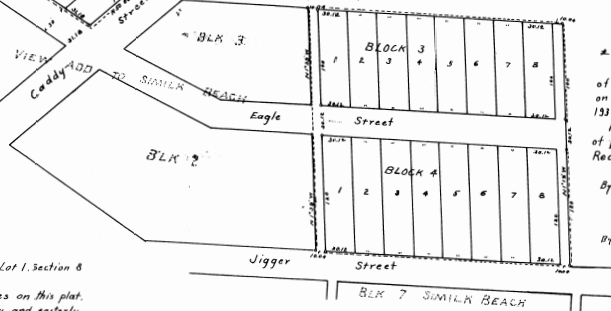
**SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH**  
 SCALE 60'-1"

**DESCRIPTION**  
 This plat of Sound View Addition to Similk Beach is situated in Lot 1, Section 8 and Lot 6 Section 9 all in Township 34 North, Range 2 East, W.M. It comprises Blocks 1, 2, 3 and 4, also the road, streets and lanes on this plat. This Addition lies north of Block 7 of Similk Beach, and northerly and easterly side of Blocks 2, 3 and 4 of Sound View Addition to Similk Beach and conforms to said Similk Beach and Sound View Addition.



**BEACH VIEW ADDITION TO SIMILK BEACH**  
 SCALE 100'-1"

**DESCRIPTION**  
 This Plat of Beach View Addition to Similk Beach is situated in Lot 2 and the Southwest quarter of the Northeast quarter of Section 8, Township 34 North, Range 2 East, W.M. The Addition comprises Block 1 and the lanes shown on this plat. The Addition lies west of Block 1, Similk Beach and conforms to the street and lanes in said Block.



Filed for record at the request of Similk Beach Development Co. on the \_\_\_\_\_ day of \_\_\_\_\_ 1920 at \_\_\_\_\_ minutes past \_\_\_\_\_ M. and recorded in Volume 5 of plats of page \_\_\_\_\_ Records of Skagit County, Wash.  
 By \_\_\_\_\_ Auditor of Skagit County  
 By \_\_\_\_\_ Deputy