

THIS INDENTURE WITNESSETH, That  
husband and wife

Fred W. Carlyon and Coralie Carlyon

parties of the first part, for and in consideration of the sum of  
Ten DOLLARS,  
in lawful money of the United States of America, to them in hand paid by  
O. H. Hartson  
part Y of the second part, have Granted, Bargained, Sold and by these presents do Grant, Bargain, Sell and  
Convey unto the said part Y of the second part and to his heirs and assigns, the following described  
premises, situate, lying and being in the County of Thurston, State of Washington, to-wit:

The south 51 feet of Lot 43 of Fred W. Carlyon's Fair Grounds  
Acre Tracts, Division No. 3 Now of record and on file in the  
office of the said Thurston County Auditor, State of Washington

The grant hereby made is subject to the following real covenants  
running with the land, to-wit; That the land herein granted shall  
be used for residential purposes only, and that no building or  
structure of any kind whatsoever other than a dwelling house shall  
be erected thereon, which said dwelling house shall be of the  
reasonable value and cost of at least Two Thousand Five Hundred  
and no/100 Dollars

That said premises shall never be sold, leased or rented to any  
Negro, Indian, Chinaman, Mulatto, Japanese or other person of the  
so called yellow races.

No residence or structure of any kind shall be built on the above  
described property, closer to the west line of Loren Avenue than  
35 feet and in line with other dwellings on said Loren Avenue and  
the first floor of said structure, shall correspond in height from  
the ground level or street level with other houses on said Loren  
Avenue.

TO HAVE AND TO HOLD The said premises, with their appurtenances, unto the said part -- of the second part,  
Y his heirs and assigns, forever, and we the said part ies of the first part do hereby covenant to  
and with the said part Y of the second part, his heirs and assigns, that we are the owner in fee  
simple of said premises, that they are free from all incumbrances  
and that  
we will WARRANT AND DEFEND the same from all lawful claims whatsoever

WITNESS our hand s and seal s this 24th day of July A. D.  
one thousand nine hundred and 29

Witnesses Fred W. Carlyon (Seal)  
Coralie Carlyon (Seal)

STATE OF WASHINGTON,

County of Thurston,

ss.

THIS CERTIFIES That on this 25th day of July , in this year of our Lord one  
thousand nine hundred and twenty nine , before me a Notary Public  
in and for Thurston County, State of Washington, personally appeared the within named  
Fred W Carlyon and Coralie Carlyon

whose name s subscribed to the foregoing instrument, as part ies thereto, personally known to me to  
be the individuals described in and who executed the within deed and acknowledged the same to be their free  
act and deed, for the uses and purposes therein mentioned., and I do further certify that I made known  
to Coralie Carlyon wife of the said Fred W. Carlyon the contents of the foregoing instru-  
ment, and that upon an examination separate and apart from her husband, she acknowledged  
that she voluntarily, of her own free will, and without fear of, or coercion from, her  
husband, signed and executed the same.



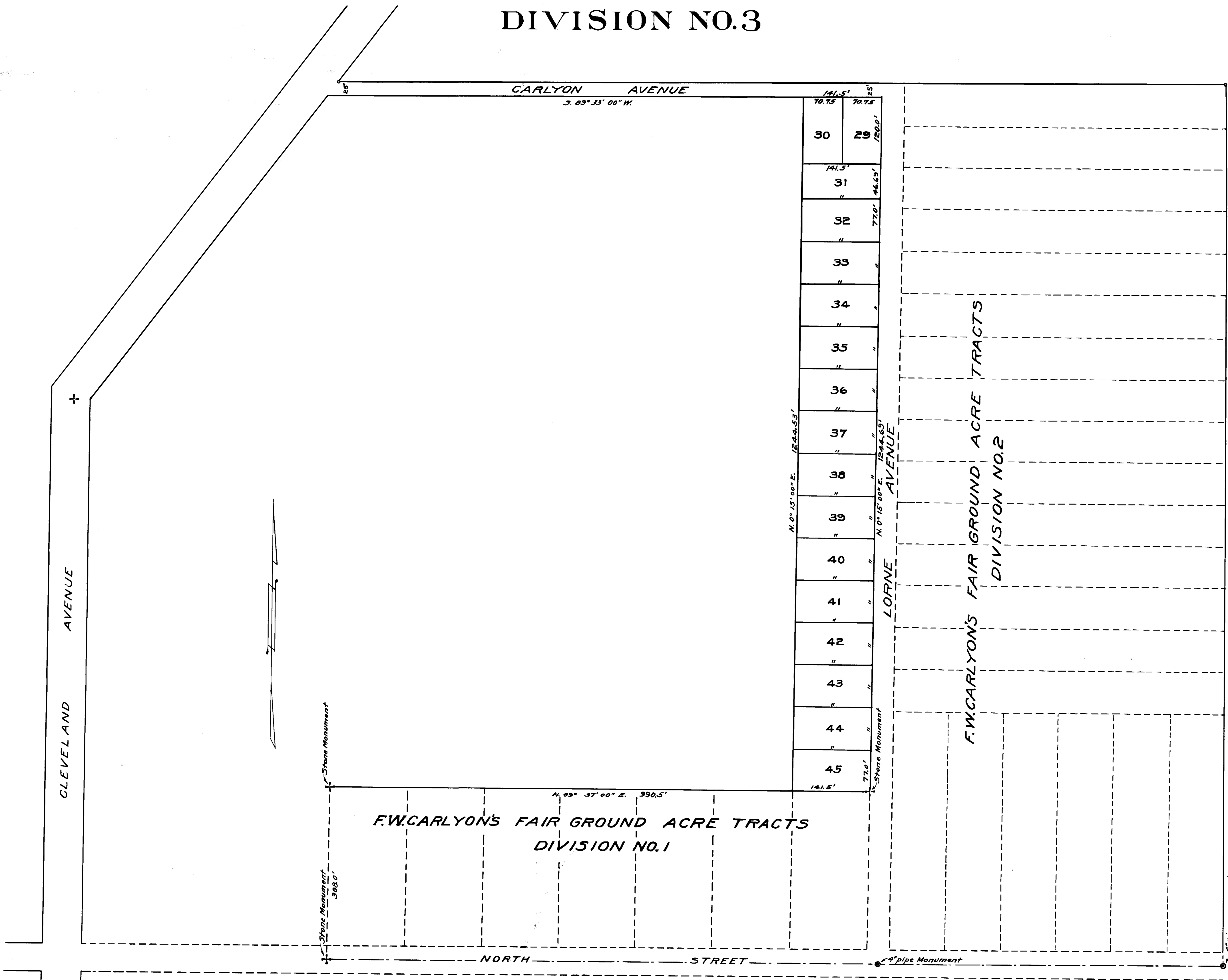
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and  
year in the certificate first above written.

Roy I. Gage  
Notary Public in and for the State of Washington,  
Residing at Olympia

No. 211981 Filed for record at request of O H Hartson  
on the 25th day of July A. D. 1929 at 12:10 o'clock P M.

By Ruby W. Lucas Deputy Auditor. E. L. Van Epps County Auditor.

# F.W. CARLYON'S FAIR GROUND ACRE TRACTS DIVISION NO.3



## ACKNOWLEDGEMENT

State of Washington } ss.  
County of Thurston }  
On this 30th day of April A.D. 1923 before me personally  
appeared F.W. Carlyon and Coralie Carlyon his wife to me known to be the  
parties that executed the within and foregoing instrument and acknowledged  
the said instrument to the full and voluntary act and deed of said parties  
for the uses and purposes herein mentioned.  
Witness my hand and official Seal this 30th day of April A.D. 1923  
*Geo. A. Hall*  
Notary Public in and for the State of  
Washington, residing at Olympia.

Approved this 30th day of April A.D. 1923

*W. R. McKee*  
County Engineer

Approved this 30th day of April A.D. 1923 by the Board of County Commissioners

Attest

Clerk

Scale: One inch equals one hundred feet.

## DEDICATION AND DESCRIPTION

Know all men by these presents that F.W. Carlyon and Coralie Carlyon his wife  
owners in fee simple of the following described tract of land: Beginning 300.0 feet  
north of the S.W. corner of the north one-half of the Walker Donation Land Claim  
No. 38 in T.18N. R.2E. W.4M. and running thence N. 89° 37' 00" E. 390.5 feet to the initial  
point of this description; thence N. 0° 15' 00" E. 1244.69 feet; thence S. 89° 33' 00" W.  
141.5 feet; thence S. 0° 15' 00" W. 1244.53 feet; thence N. 89° 37' 00" E. 141.5 feet to  
the initial point: hereby declares this plat and dedicates to the use of the  
public all streets shown thereon.

In testimony whereof said F.W. Carlyon and Coralie Carlyon his wife signed  
this dedication and description which is hereby affixed on this 30th day  
of April A.D. 1923.

Witness

*Geo. A. Hall*

*F. W. Carlyon*  
*Coralie Carlyon*

This is to certify that all State and County taxes hereunto levied and which have  
become a charge on the above described property according to the records of  
my office have been fully paid this 30th day of April, A.D. 1923

*Geo. A. Hall*  
County Treasurer