

DEED RECORD 163
THURSTON COUNTY

SUBSCRIBED and SWORN to before me this 23 day of February, 1940.

Seal of J.L. Corrigan
Com. Exp. Mar. 8, 1943

J. L. CORRIGAN
Notary Public in and for the State of
Washington, residing at Seattle, Wash.

#333274 Filed for record April 17, 1940, at 9:07 AM, at request of Donald M. Dow.

By Betty Ann Murphy
Deputy

BUSH T. BAKER
County Auditor

Fred W. Carlyon's
SUNSET
Addition No. 6
Thurston County, Washington

The grantors, Fred W. Carlyon and Coralie Carlyon, his wife of the city of Olympia, county of Thurston, State of Washington, for and in consideration of Ten & No/100 (\$10.00) Dollars, in hand paid, convey and warrant to Fred E. Miller and Zula V. Miller, his wife, the following described real estate, situate in the county of Thurston, State of Washington:

Lot Sixteen (16), Block Five (5), of Fred W. Carlyon's SUNSET Addition No. 6.

No. 1- It is expressly understood and agreed between the parties hereto that this grant is subject to the following real covenants running with the land, to-wit:

That the land hereby granted shall be used for residential purposes only, and that no structure, or building of any kind whatsoever, other than a dwelling house and garage, shall be erected thereon, which said dwelling house and garage shall be of the reasonable value and cost of at least Five Thousand Dollars (\$5,000.00).

No. 2.- That the said house and garage shall not be built closer to the street lines than thirty (30) feet that also applies to corner lots; houses must be kept back from the streets on the side lines thirty (30) feet and five (5) feet from the interior lot lines.

All porches are considered part of the house and must stay back from the street lines on inside or conner lots thirty (30) feet.

No. 3.- That any person buying two or more lots and wishing to build one house covering the same, may consider said lots as one lot insofar as the above five (5) and thirty (30) foot restrictions are concerned.

No. 4.- That the top of the main floor of the house built must not be lower than twelve (12) inches from the top of cement walk in front of said house and not over thirty (30) inches above the top of the side walk in front of the above-mentioned house.

No. 5.- That no dwelling house shall be allowed to remain unpainted or unfinished.

No. 6.- That no duplex houses are to be erected.

No. 7.- That no garage shall be erected prior to building the house, on any lot, and under no circumstances shall anyone be allowed to live in any garage and use the same for a dwelling house or living quarters and when built must be used for garage purposes only.

No. 8.- That said premises shall never be leased, rented or sold to any negro, mulatto, Indian, Chinese, Japanese, or other person of the so-called black, brown or yellow races.

No. 9.- That no fences or hedges over four (4) feet high will be allowed on the property from the front or side line of the house to the street or road lines.

No. 10.- That no trees will be allowed to grow over thirty (30) feet high.

No. 11- That said premises shall not be used for immoral purposes, business or manufacturing uses, maintaining a nuisance, or raising and keeping animals, insects; birds, etc., for commercial purposes, or keeping chickens, ducks or any other fowls.

No. 12.- That easements are reserved for electric, gas, water, telephone, sewer and other necessary equipment to be installed.

Dated this 16 day of April, Nineteen Hundred Forty, (1940).

FRED W. CARLYON (Seal)

CORALIE CARLYON (Seal)

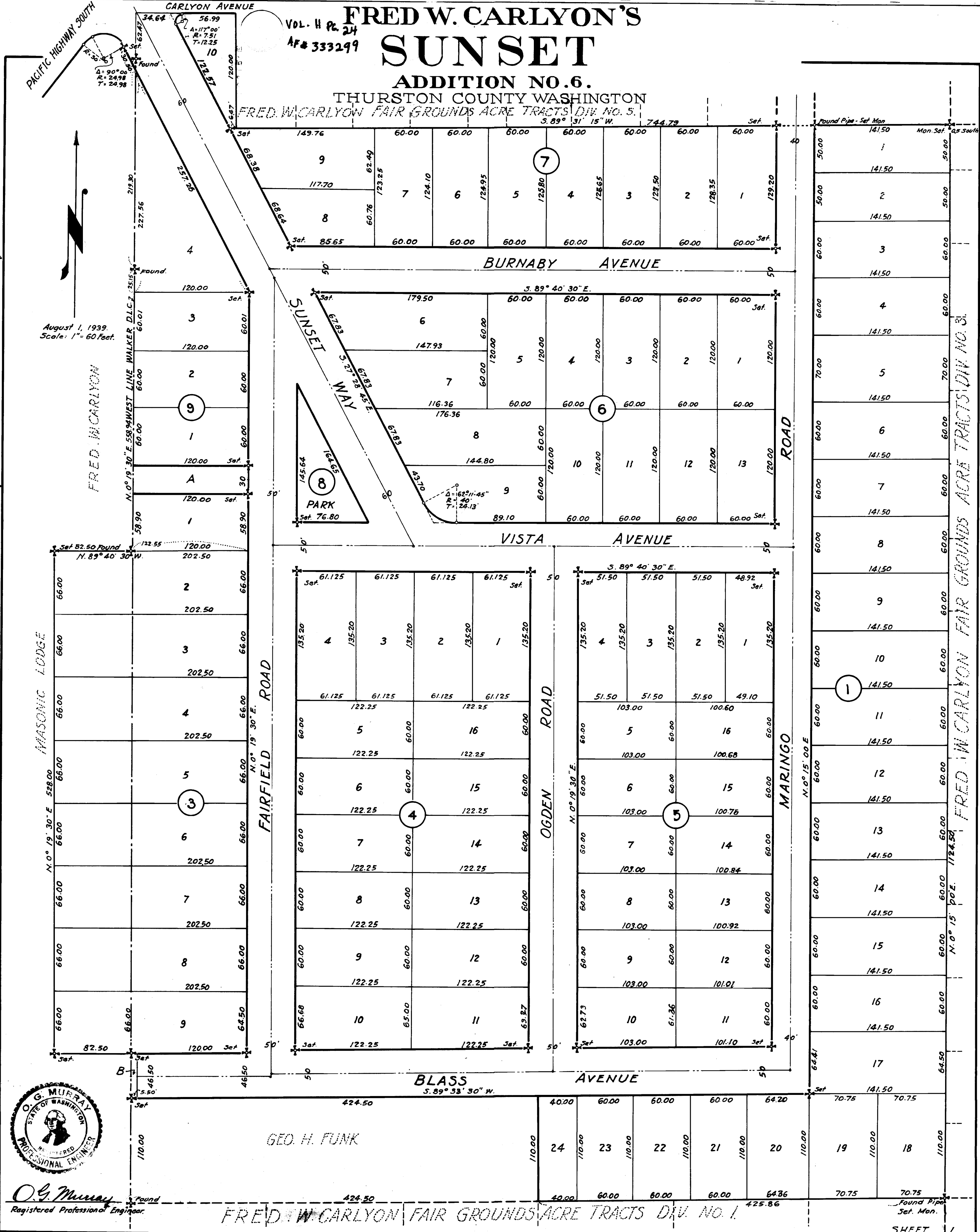
FRED W. CARLYON'S SUNSET

ADDITION NO. 6.
THURSTON COUNTY WASHINGTON

FRED W. CARLYON FAIR GROUNDS ACRE TRACTS DIV. NO. 5.

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August 1, 1939.
Scale: 1" = 60 Feet.



O.G. Murray
Registered Professional Engineer.

FRED W. CARLYON FAIR GROUNDS ACRE TRACTS DIV. NO. 1.

FRED W. CARLYON'S SUNSET ADDITION NO. 6. THURSTON COUNTY, WASHINGTON

DESCRIPTION:

Beginning at the southwest corner of the north one-half of the R. M. Walker Donation Land Claim No. 38 in Township 18 North, Range 2 West Willamette Meridian, thence N. 0° 19' 30" E. along the west line of said Donation Land Claim a distance of 418.00 feet to a stone monument and the point of beginning of this description, thence N. 89° 33' 30" E. along the north line of property belonging to Geo. H. Funk 424.50 feet, thence S. 0° 19' 30" W. 1100.00 feet to the north line of the plat of Fred W. Carlyon's Fair Grounds Acre Tracts Division No. 1, thence along said north line N. 89° 33' 30" E. 425.86 feet to a stone monument on the west line of Fred W. Carlyon's Fair Grounds Acre Tracts Division No. 3, thence along said west line N. 0° 15' 00" E. 1124.50 feet to a stone monument marking the south line of the Plat of Fred W. Carlyon's Fair Grounds Acre Tracts Division No. 5; thence along the south line of said Division No. 5. S. 89° 31' 15" W. 744.79 ft. to the southwest corner thereof, thence along the west line of said plat N. 0° 15' 00" E. 120.00 feet to the south line of Carlyon Avenue, thence along the south line of said Avenue. S. 89° 31' 15" W. 103.88 feet to the west line of the R. M. Walker Donation Land Claim, thence along the west line of said Claim S. 0° 19' 30" W. 558.94 feet, thence N. 89° 40' 30" W. 82.50 feet, thence S. 0° 19' 30" W. 528.00 feet, thence S. 89° 40' 30" E. 82.50 feet to the west line of the R. M. Walker Donation Land Claim No. 38, thence along said west line S. 0° 19' 30" W. 46.50 feet to beginning.

DEDICATION:

Know all men by these presents that we the undersigned, FRED W. CARLYON, CORALIE CARLYON, ROBERT D. WILLIAMS, MAXINE J. WILLIAMS, ALBERT A. KOPF, MURIEL P. KOPF, ALLAN D. GUNSTON, BERYL D. GUNSTON, W. W. CHAMBERLAIN, MARGARET L. CHAMBERLAIN, BERTON E. FLEMING, LORNE G. HINTON, and PEARL L. HINTON, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, and places, and sewer easements, or whatever public property there is shown on this plat, and the use thereof for any and all public purposes, not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc, shown hereon.

In witness whereof we have set our hands and seals this 15 day of April A.D. 1940.

Fred W. Carlyon
Coralie Carlyon
Robert D. Williams
Maxine J. Williams
Albert A. Kopf
Muriel P. Kopf
Allan D. Gunston

Beryl D. Gunston
W. W. Chamberlain
Margaret L. Chamberlain
Berton E. Fleming
Lorne G. Hinton
Pearl L. Hinton

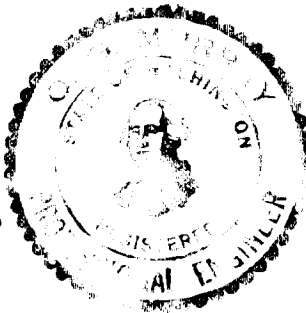
ACKNOWLEDGEMENT:

State of Washington } ss.
County of Thurston }

I, the undersigned, Deputy Auditor, Thurston County, State of Washington, hereby certify that on this 15 day of April A.D. 1940 personally appeared before me, FRED W. CARLYON, CORALIE CARLYON, ROBERT D. WILLIAMS, MAXINE J. WILLIAMS, ALBERT A. KOPF, MURIEL P. KOPF, ALLAN D. GUNSTON, BERYL D. GUNSTON, W. W. CHAMBERLAIN, MARGARET L. CHAMBERLAIN, BERTON E. FLEMING, LORNE G. HINTON, and PEARL L. HINTON, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Maries M. Haydon
Deputy Auditor, Thurston Co., Wash.



I hereby certify that this plat of FRED W. CARLYON'S "SUNSET" ADDITION NO. 6 is based upon an actual survey of the north one-half of the R. M. Walker Donation Land Claim No. 38, in Township 18 North Range 2 West, Willamette Meridian and in Thurston County, that the courses and distances shown thereon are correct, that the monuments have been set, and all lot and block corners have been staked on the ground.

O. G. Murray
Registered Professional Engineer.

APPROVAL:

Examined and approved this 15 day of April A.D. 1940.

Clarence B. Blain
County Engineer

Examined and approved this 15 day of April A.D. 1940.

P. S. Smithbank
Chairman Board of
County Commissioners.

I hereby certify that all taxes against the property shown hereon have been paid.

Ruby Susan Larson
County Treasurer.

333299

Filed for record at the request of FRED W. CARLYON April 17 A.D. 1940 at 15 minutes past 10 o'clock and recorded in Vol. 11 Page 24-25 Records of Thurston County.

Paul H. Baker
County Auditor
Maries M. Haydon
Deputy

Examined and approved this 10th day of April A.D. 1940

Walter H. Abraham
Chairman, City of Olympia.
Planning Commission.

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