

DEED RECORD 158  
THURSTON COUNTY

Without prior consent of the landlord, the term hereby demised shall not be assigned by operation of law or otherwise, nor shall the tenant let, under-let or permit to be used by others for hire the leased premises, or any part thereof, without the landlord's consent, except in the usual course of his business.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

Fred W. Carlyon  
Coralie Carlyon  
Landlord.

Lorne G. Hinton  
Tenant

STATE OF WASHINGTON }  
COUNTY OF THURSTON } SS.

On this day personally appeared before me Fred W. Carlyon and Coralie Carlyon, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of July, 1938.

Seal of Ellen Gerth  
Com. Exp. Nov. 11, 1941

Ellen Gerth  
Notary Public in and for the State of  
Washington, residing at Olympia therein.

#308602 Filed for record July 8, 1938, 1:33 PM at request of Lorne G. Hinton.

By *Wladyslaw Johnson* Deputy BUSH T. BAKER, County Auditor

SUPPLEMENTAL DEDICATION

Come now the undersigned Frederick W. Schmidt, and Elsa H. Schmidt, husband and wife, and supplement their dedication of the property platted as "Stratford Place" being a part of the Walker Donation Land Claim, No. 38, and of the Wilson Donation Land Claim, No. 45, in Township 18 North, Range 2 West, W.M., which was filed in the office of auditor of Thurston County on the first day of April, 1938, by adopting the following restrictions, which said restrictions and limitations are hereby imposed upon the entire tract so platted:

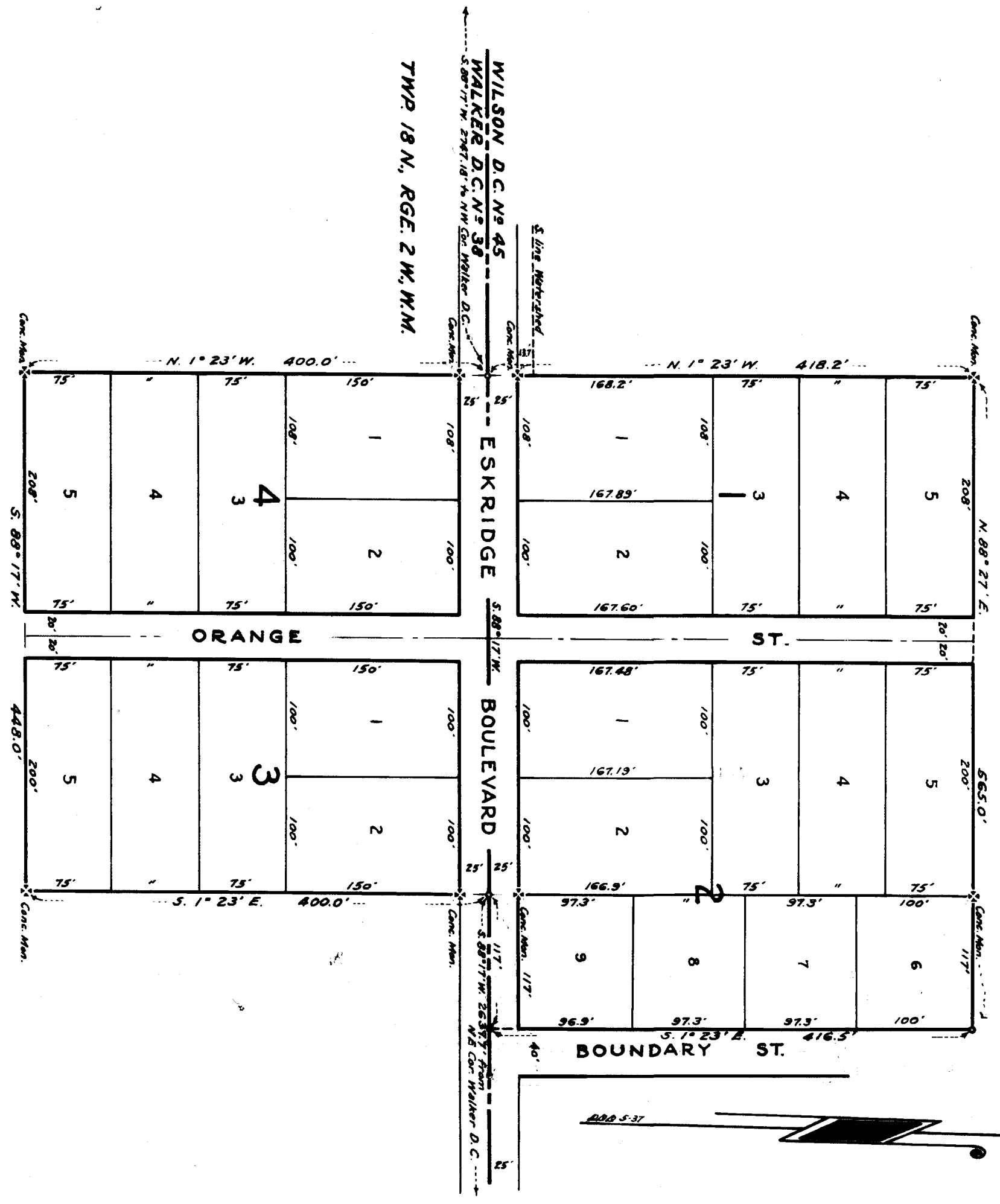
- a. No structure shall be erected on any building plot other than one detached single family dwelling and a suitable garage.
- b. No lot shall be resubdivided.
- c. No building shall be erected on any lot nearer than 50 feet to nor further than 70 feet from the front lot line nor nearer than 10 feet to any side lot line, except on Lots 6, 7, 8, and 9, Block 2, wherein no structure may be erected nearer than 20 feet to nor further than 30 feet from the front lot line. The side lot line restriction shall not apply to a garage located at least 50 feet in the rear of a dwelling, except that on corner lots no structure shall be erected nearer than 15 feet to the side street line.
- d. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, nor shall any retail or wholesale shop or manufacturing plant or store be permitted.
- e. No race or nationality other than the Caucasian race shall use or occupy any building on any lot in Stratford Place except that this covenant shall not prevent occupancy by domestic servants of a different race of nationality employed by an owner or tenant.
- f. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
- g. No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.
- h. No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivisions, and an instrument showing the establishment of any such committee, either by appointment or election, including the names of the members and the period for which they are appointed or elected shall be recorded, and any substitution in or addition to such committee shall be recorded. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days, then such approval will not be required provided the design and location on the lot conform to and are in harmony with existing structure in the tract.

PLAT OF  
STRATFORD PLACE

THURSTON COUNTY, WASHINGTON

SCALE 1 INCH = 100 FEET

CITY OF OLYMPIA WATERSHED  
UNPLATTED



UNPLATTED  
I HEREBY CERTIFY THAT ON THIS 1st DAY OF APRIL 1938 ALL TAXES  
ON ABOVE PROPERTY HAVE BEEN PAID.

*[Signature]*  
COUNTY TREASURER.

DESCRIPTION

Part of the Walker Donation Claim N. 38, and of the Wilson Donation Claim N. 45, all in Township 18 North, Range 2 West, W. 11, and more particularly described as follows: Beginning at a point on the north line of said Walker claim, S. 88° 17' W. 2637.7 feet from the northeast corner thereof, said point of beginning being on the center line of 50-foot county road known as Esbridge Boulevard; running thence S. 1° 23' E. 400.0 feet; thence S. 88° 17' W. 448.0 feet; thence N. 1° 23' W. 400.0 feet to the north line of said boundary of tract known as City of Olympia Watershed N. 1° 23' W. 418.2 feet and N. 88° 27' E. 565.0 feet; thence S. 1° 23' E. 416.5 feet to the south line of said Wilson claim; thence S. 88° 17' W. along said claim line 117.0 feet to the point of beginning; excepting therefrom said Esbridge Boulevard.

DEDICATION

Know All Men by these Presents: That we, the undersigned Frederick W. Schmidt and Elsa H. Schmidt, husband and wife, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, the streets shown on said 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 and blocks shown on this plat in the reasonable original grading of the streets shown hereon.

In Witness Whereof we have set our hands and seals this 1st day of May, A. D. 1938.

*[Signature]* (SEAL)  
*[Signature]* (SEAL)

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF THURSTON

This is to certify that on this 1st day of April, 1938, before me the undersigned, a Notary Public, personally appeared Frederick W. Schmidt and Elsa H. Schmidt, husband and wife, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed and stated the same as their free and voluntary act and deed for uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above written.

*[Signature]*  
Notary Public in and for the State of Washington, residing at Olympia

CERTIFICATE OF ENGINEER

I hereby certify that the plat of Stratford Place is based upon an actual survey; that the distances and courses shown thereon are correct; that the monuments have been set and lot and block corners staked on the ground.

*[Signature]*  
CIVIL ENGINEER

EXAMINED AND APPROVED THIS 1st DAY OF April, A. D. 1938.

*[Signature]*  
County Engineer

EXAMINED AND APPROVED THIS 1st DAY OF April, A. D. 1938.

*[Signature]*  
Chairman, Board of County Commissioners

Filed for record at the request of Frederick W. Schmidt this 1st day of April, A. D. 1938, at 3:41 minutes past 4 o'clock P. M., and recorded in Volume 11 of plats, page 15. Records of Thurston County, Washington.

BUSH T. BAKER  
County Auditor  
By: *[Signature]*