

801184

WARRANTY DEED

Deeds
VOL 359 PAGE 521

The Grantor JOHN MONSON, a widower of Everett, Washington for himself and in the exercise of the power of sale and conveyance conferred upon him by the last will and testament of Carrie Jacob Monson, deceased, in consideration of Ten Dollars and other valuable considerations lawful money of the United States, in hand paid, conveys and warrants to the Grantee, C. S. JONES and LOLETA JONES, his wife the following described real estate situated in Snohomish County, State of Washington, to-wit:

Lot 14 Monson Addition, a replat of Block 8 and Lot 38, Block 7, Beverly Hills Division #4, less the following described tract of land. Beginning at the Southwest corner of said Lot 14; thence North 16 degrees 36'30" East along the West line of Lot 14 for 160.0 feet; thence South 73 degrees 23'30" East for 21.83 feet to the True point of beginning; thence continue South 73 degrees 23'30" East for 49.13 feet; thence North 28°03'30" West for 39.41 feet; thence South 54 degrees 00'30" West for 35.28 feet to the true point of beginning.

Also a portion of Lot 13, said Monson Addition, described as follows: Beginning at the southwest corner of said Lot 13, the True point of beginning; thence North 16 degrees 36'30" East along the West line of said Lot 13 for 130.61 feet; thence South 28 degrees 03'30" East for 45.85 feet; thence South 34 degrees 48'36" West for 103.16 feet to the true point of beginning.

Also an undivided 1/14 interest in all private roads as shown on said plat. Sellers reserve easement for watermain.

Also an easement for road purposes described as follows: Beginning at a point where the easterly line of private road intersects the Southwesterly line of Lot 8 of said Addition, thence 15 feet in a Northeasterly direction along the Easterly boundary line of said private road, thence North 28 degrees 03' West to the Northerly line of Lot 13 of said Addition, thence Westerly and Northwesterly along the Northerly lines of Lots 13 and 14 said Addition to point of beginning.

This deed is given subject to the following:

(1) Right granted to City of Everett by instrument dated March 23, 1923 executed by Everett Improvement Company, a Washington corporation, recorded June 7, 1923 in Volume 212 of deeds, page 483, under auditor's file No. 316687 records of said county, in which said Everett Improvement Company consents that to the extent that overflow from Reservoir No. 3 may flow across the said premises without overflowing banks of creek crossing said land or damaging lands adjoining or adjacent to said creek, the said city may without charge, perpetually, convey into said creek waste water from said reservoir.

(2) Purchaser agrees to connect any residence that may hereafter be placed upon the said land, to a concrete septic tank (or some other equal or superior device, for taking care of the sewage from said residence) and the construction and installation of the said septic tank or other device shall be subject to the inspection and approval of the grantor.

(3) This lot or any part thereof must never be sold leased or rented to a member of any other than white race.

(4) Any residence constructed thereon must have a value of not less than \$2500.00.

This deed is given to correct Warranty Deed made by Grantor to Grantee herein dated March 29, 1945, recorded April 9, 1945 in Volume 342 of deeds, page 185, under auditors file No. 782260.

Dated December 20th, 1945

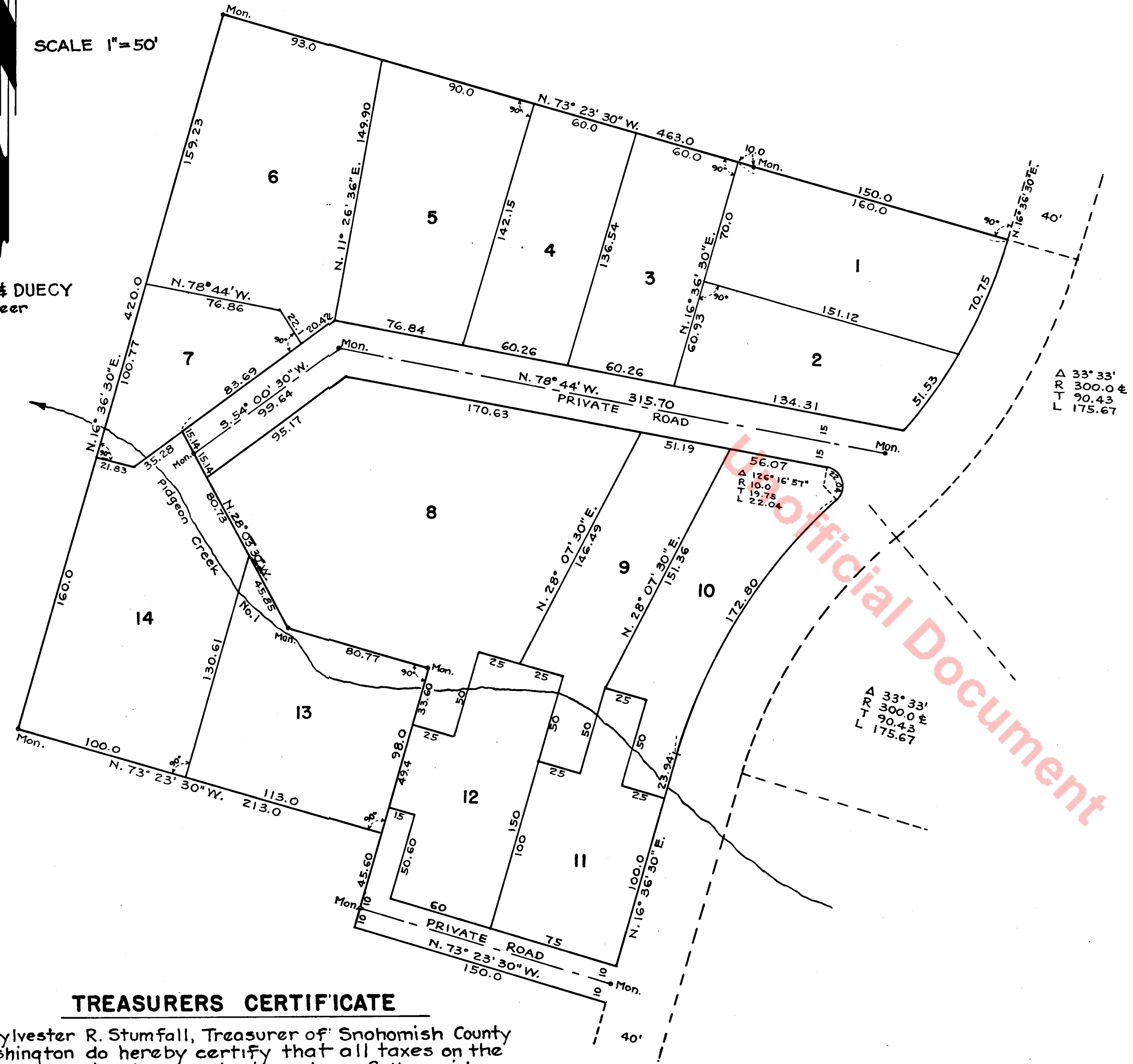
John Monson
Individually and pursuant to powers
conferred under will of Carrie Jacob Monson,
deceased.

MONSON ADDITION

A REPLAT OF BLK. 8 & LOT 38 BLK. 7. BEVERLY HILLS DIVISION No. 4.

SCALE 1"=50'

SIEVERS & DUECY
Civil Engineer



DESCRIPTION

THE MONSON ADDITION, a Replat of Block 8 and lot 38 Block 7 Beverly Hills Division No. 4, embraces all of Block 8 and lot 38 Block 7 of said plat of Beverly Hills Division No. 4 Containing 4.07 Acres more or less.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that John Monson and Carie Jacobs Monson, husband and wife, owners in fee simple of the above described tract of land as shown on the annexed Plat of MONSON ADDITION, a Replat of Block 8 and Lot 38 Block 7 Beverly Hills Division No. 4, do hereby declare said Plat and in lieu of dedication of roads do hereby bind themselves, their heirs, administrators, executors and assigns, to grant to each purchaser of lots in this plat an undivided interest in and to all private roads shown thereon, in the proportion of 1/4 undivided interest to attach to each lot; each owner of a lot therein to have the perpetual right to use said roads in common with all owners of the other lots therein.

Dated this 9 day of May 1941.

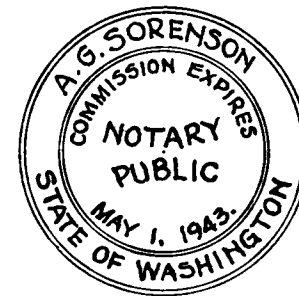
John Monson
Carrie Jacobs Monson.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SNOHOMISH }

This is to certify that on this 9 day of May A.D. 1941, personally appeared before me John Monson and Carrie Jacobs Monson husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

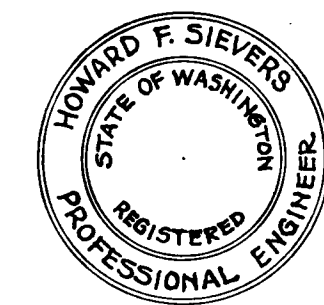
A.G. Sorenson
Notary Public in and for the State
of Washington, residing at Everett.



ENGINEERS CERTIFICATE

I, Howard F. Sievers, partner of Sievers & Duecy, Civil Engineer, do hereby certify that the annexed Plat of Monson Addition, A Replat of Block 8 and Lot 38 Block 7 Beverly Hills Division No. 4 is based on an actual survey and that all lots have been staked and monuments set as shown.

Howard F. Sievers
Professional Engineer



APPROVALS

Examined and approved this 12 day of May A.D. 1941.

Clarence Hickey
COUNTY ENGINEER

Examined and approved this 12 day of May A.D. 1941.

Frank Ashe
CHAIRMAN BOARD CO. COMMS.

TREASURERS CERTIFICATE

I, Sylvester R. Stumfall, Treasurer of Snohomish County Washington do hereby certify that all taxes on the above described property have been fully paid up to and including the year 1941.

Sylvester R. Stumfall
TREASURER OF SNOHOMISH COUNTY



701167

RECORDING

Filed for record at the request of John Monson at 40 minutes past 2 o'clock P.M. on this 13 day of May A.D. 1941, and recorded on page 78 Vol. 11 of Plats, records of Snohomish County Washington.

Verne Sievers
AUDITOR OF SNOHOMISH COUNTY