

Whereas EVERETT DEVELOPMENT COMPANY, a Washington corporation hereafter called "The Owner," is the owner of the following described land:

STATE ADDITION TO EVERETT NO. 3

Know All Men By These Presents

That whereas the undersigned is "The Owner" of the real estate situated in Everett, Snohomish County, Washington, known as State Addition to Everett #3 and is desirous that all sales of property herein described be made subject to certain reservations and covenants, the purpose of which is to insure the desirability of the property for residential purposes.

Now therefore, in consideration of the premises, the undersigned hereby certifies and declares that the protective restrictions and reservations hereinafter set forth shall inure to the benefit of and be binding upon each and every lot in said tract, and shall apply to and be binding upon the respective owners of such lots and upon their successors in interest, such reservations and restrictions being as follows:

1. Duration of Covenants and Amendments.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1970, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the then owners of a majority of the lots in said addition, it is agreed to change said covenants in whole or in part.

2. Violation.

If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

3. Building Restrictions.

Except Lots 21, 22 and 23, in Block 3, Lots 1 to 7, inclusive in Block 1 and all of Blocks 2, 4, and 5, all lots in State Addition No. 3, shall be designated as residential lots and no structure shall be erected thereon other than one detached single family dwelling, not to exceed two and one-half (2 1/2) stories in height, and a garage.

Not more than one single detached family dwelling may be constructed on any one lot without the written consent of the then owners of a majority of the lots in State Addition to Everett No. 3.

All buildings erected on any lot shall conform to and be in harmony with existing structures on adjacent lots.

No building or structure shall be erected, constructed, or maintained except a single detached dwelling house to be occupied by not more than one family and having not less than 1200 square feet of floor space exclusive of garage.

4. Building Limits - Shall conform to set back lines as prescribed in zoning ordinance of City of Everett.

No building wall shall be erected on any of said lots above described nearer than twenty (20) feet from the front lot line, nor nearer than five (5) feet to any side lot line. The side line restriction shall not apply to a garage located on the rear quarter of a lot, except that on corner lots no building wall shall be permitted nearer than eight (8) feet from the side street line.

5. Moving of Buildings - Construction of Out Buildings.

No buildings or structures shall be moved unto any land or lot embraced in Plat from any land outside of said Plat. No building of any kind shall be erected or maintained on a building site prior to the erection of the dwelling house thereon.

6. Prosecution of Construction Work.

The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until the exterior of such building and structures are completed and painted.

7. Noxious Use of Property.

No noxious, illegal or offensive trade, or use of land 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.

8. Racial Restrictions.

No race or nationality other than the White or Caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

9. Invalidation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

"THE OWNER"

EVERETT DEVELOPMENT CO.

By [Signature]
President

By Howard F. Jensen
Secretary

STATE OF WASHINGTON }
 County of SNOHOMISH } ss.

On this 21st day of DECEMBER, A. D. 1954, before me, the undersigned Notary Public in and for the State of WASHINGTON, duly commissioned and sworn personally appeared GEO. P. DUECY and HOWARD F. SIEVERS to me known to be the President and Secretary, respectively, of EVERETT DEVELOPMENT COMPANY (A CORPORATION) the corporation that executed the 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 the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

J. A. Johnson
 Notary Public in and for the State of WASHINGTON
 residing at EVERETT

(Acknowledgment by Corporation. Washington Title Insurance Company. Form L 29)

*See Johnson identity
 1938 Registry
 9-10-54 at 10:00 a.m.*

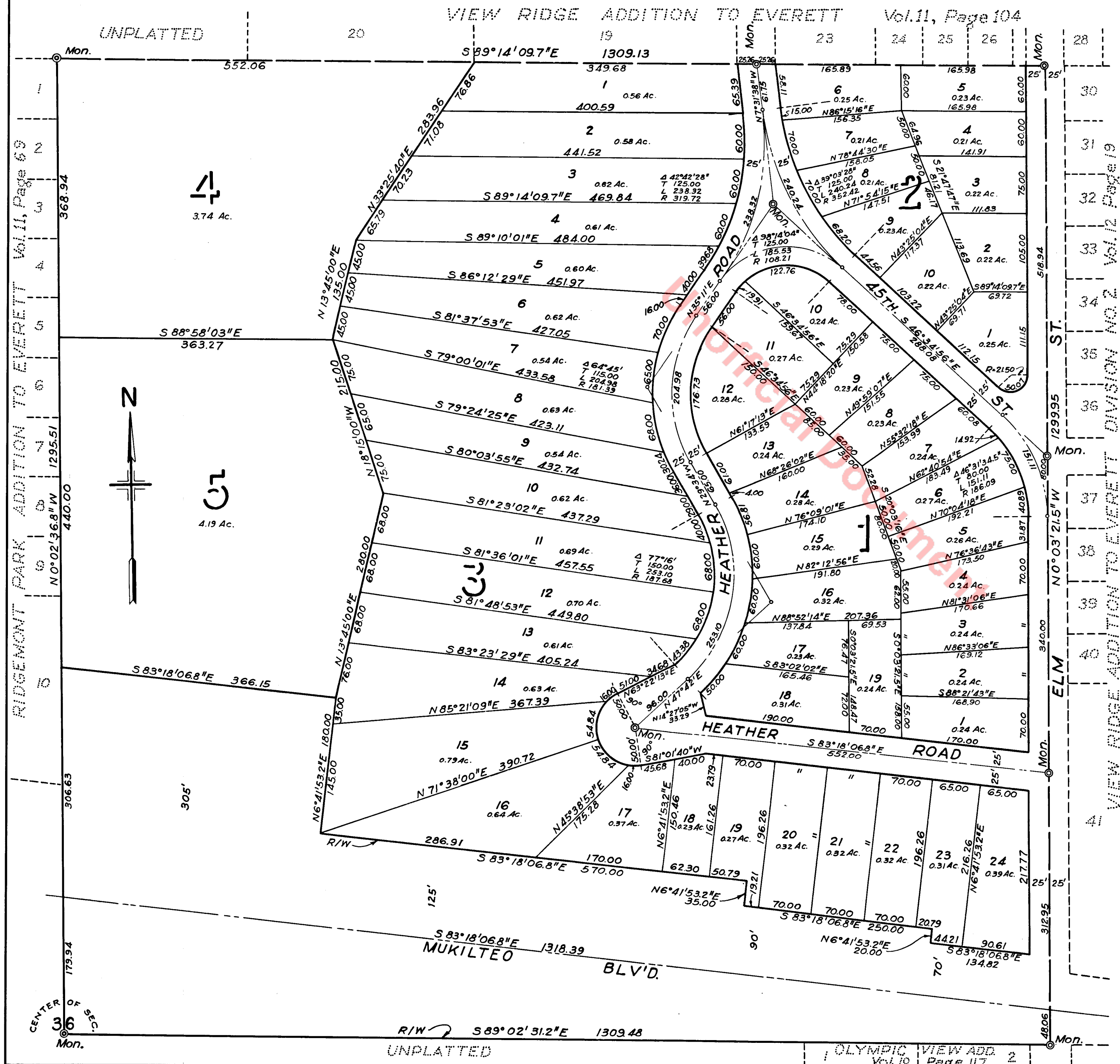
STATE ADDITION TO EVERETT-NO.3
IN
SECTION 36 TWP. 29N. R4E. W.M.
EMBRACING ALL OF THE SW 1/4 OF NE 1/4
SNOHOMISH COUNTY WASHINGTON

MADE BY ORDER OF THE
COMMISSIONER OF PUBLIC LANDS
OLYMPIA, WASHINGTON
SCALE 1"=100'

STATE OF WASHINGTON } S.S.
COUNTY OF THURSTON }

I, Otto A. Case, as Commissioner of Public Lands in and for the State of Washington do hereby certify that the plat upon which this certificate is inscribed is the identical plat of the survey and subdivision of the SW 1/4 of NE 1/4 Section 36 Township 29 North, Range 4 East W.M. as made under the direction of Raymond F. Reed, Chief Engineer of the Department of Public Lands, and accepted, approved and adopted by order dated and entered August 13th, 1947. That the numbers appearing upon the several subdivisions of this plat shall be known as lot and block numbers. That the use of Streets, Avenues and Roads shown hereon is hereby dedicated to the public forever for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the tracts of land shown on this plat, in the reasonable original grading of all Streets, Avenues and Roads shown hereon. That this certificate is entered upon this plat in accordance with the order of the Commissioner of Public Lands of August 13th 1947, fully identifying the same as the plat therein and thereby approved referring to said order, and containing the essential features thereof. That said order directed that one duly authenticated copy of this plat be filed in the office of the Commissioner of Public Lands and one copy thereof in the office of the County Auditor of Snohomish County, State of Washington. Witness my hand and official seal this 13th day of August A.D. 1947

CERTIFICATE



Otto A. Case
Commissioner of Public Lands

Filed in the office of the Commissioner of Public Lands
this 13th day of August A.D. 1947

Otto A. Case
Commissioner of Public Lands

APPROVALS

Examined and approved this 29th day of Sept. A.D. 1947

John L. Sugars City Clerk
Raymond F. Reed City Engineer
Linda R. Reed City Attorney

Examined and approved this 2nd day of Oct. A.D. 1947
Municipal Planning Commission

By *John L. Sugars* Secretary

RECORDING # 857824

Filed for record at the request of The State of Washington at 10 minutes past 10 o'clock A.M. on this 3 day of Oct. A.D. 1947, and recorded on page 86 Volume 12 of Plats, Records of Snohomish County, Washington.

Victor Larson
County Auditor
Deputy

Raymond F. Reed
Chief Engineer, Department of Public Lands