

WASHINGTON
TITLE INSURANCE
COMPANY

3209452
Statutory Warranty Deed



THE GRANTORS, ANTON C. SCHWARZ and ALICE V. SCHWARZ, his wife,

for and in consideration of Ten and no/100 - - - - - Dollars
(\$10.00- - - - -), in hand paid, conveys and warrants to G. CARLETON HUBLEY and
RUTH B. HUBLEY, his wife,

the following described real estate, situate in the County of King State of
Washington: That portion of government lot 4, in Section 11, township 21

north, Range 3 east, W. M. described as follows:
Beginning at the southwest corner of government Lot 4; thence along the West
line thereof north 0°30'00" east 1071.98 feet to a stone monument designated
as Corner A; thence north 0°30'00" east 60.42 feet to the meander corner be-
tween Sections 10 and 11, said township and range; thence along the government
meander line north 20° east 350 feet to true place of beginning; thence south-
easterly 101.4 feet more or less to a point which is north 29°51'20" east 350
feet from Corner A; thence south 22°24'34" east 448.52 feet; thence north
36°57'30" east 69.0 feet; thence north 24°58'00" west 444.4 feet; thence
northwesterly 110 feet more or less to a point on the government meander line
which is north 20° east 50 feet from the true place of beginning; thence
south 20° west 50 feet to the true place of beginning;
TOGETHER with tide lands of the second class fronting thereon to the line of
extreme low tide.

TOGETHER with an easement for roadway and for the installation and maintenance
of public utilities over and across the portion of said government Lot 4 des-
cribed as follows:

Beginning on the west line of said government lot at a point which is north
0°30'00" east 570 feet from the southwest corner of said government lot;
thence north 0°30'00" east 60 feet; thence south 89°14'30" east 100 feet; thence
north 36°57'30" east 621.2 feet; thence south 30°11'40" east 62 feet more or
less to the west line of the east 800 feet of said government lot; thence south
0°26'23" west to a point which is 60 feet southeasterly from and at right
angles to the line above described as running north 36°57'30" east; thence
south 36°57'30" west 620 feet more or less to a point which is south 89°14'30"
east from the point of beginning; thence north 89°14'30" west 130 feet more
or less to the place of beginning.

The premises are subject to the building and use restrictions set forth on
the rider hereto attached and by reference made a part hereof.

RESTRICTIONS

The purchasers as to the property above described, and the sellers
as to the adjoining property retained by them, agree that they shall
not use, or permit the use of, any of said property for the purpose
of conducting thereon a dance hall or any business in which alcoholic
beverages are sold, or any other business which is so noisy or of-
fensive in character as to affect adversely the value of any such
property as residential property.

Nothing but a private residence and appurtenant structures, includ-
ing a usual garage, boathouse, wharf for private use, bulkheads and
fences, (but excluding a barn or stable intended to house live-stock
or fowl) shall be built upon said lands, and when so built shall be
used for private residential use only.

All structures shall be of neat architectural design and construction.

Said property or any part thereof, shall not be sold or let to or by
any person of the Jewish, oriental, or negro races, except that a ser-
vant not of the Caucasian race but actually employed by a bona-fide owner
or resident, may reside on the premises.

The foregoing use restrictions may be enforced by the owners of any
property benefited by such restrictions by mandatory or other appropriate
injunction proceedings in addition to any other remedies allowed by law,
and in any such proceedings the cost thereof, together with reasonable
attorney's fee, shall be allowed and taxed against the persons violating
such restrictions.

Anton C. Schwarz (Seal)
Alice V. Schwarz (Seal)

STATE OF WASHINGTON,
County of *King Pierce*

On this day personally appeared before me ANTON C. SCHWARZ and ALICE V. SCHWARZ, 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 10th day of December, 1941.

Anna E. Langdon
Notary Public in and for the State of Washington,
residing at *Seattle, Tacoma*

Form L-3

3209452
WARRANTY DEED
TO

RECORDER:
VOL. _____ OF
PAGE _____ REQUEST OF
1941 DEC 11 PM 4:02
ROBERT A. MORRIS AUDITOR
KING COUNTY, WASH.
DEPUTY

4-273
1795

WASHINGTON TITLE INSURANCE
COMPANY
SEATTLE, WASHINGTON
PLUFD FOR RECORD AT REQUEST 42
SEATTLE TITLE COMPANY
600 SECOND AVENUE
SEATTLE, WASH.

B-178314

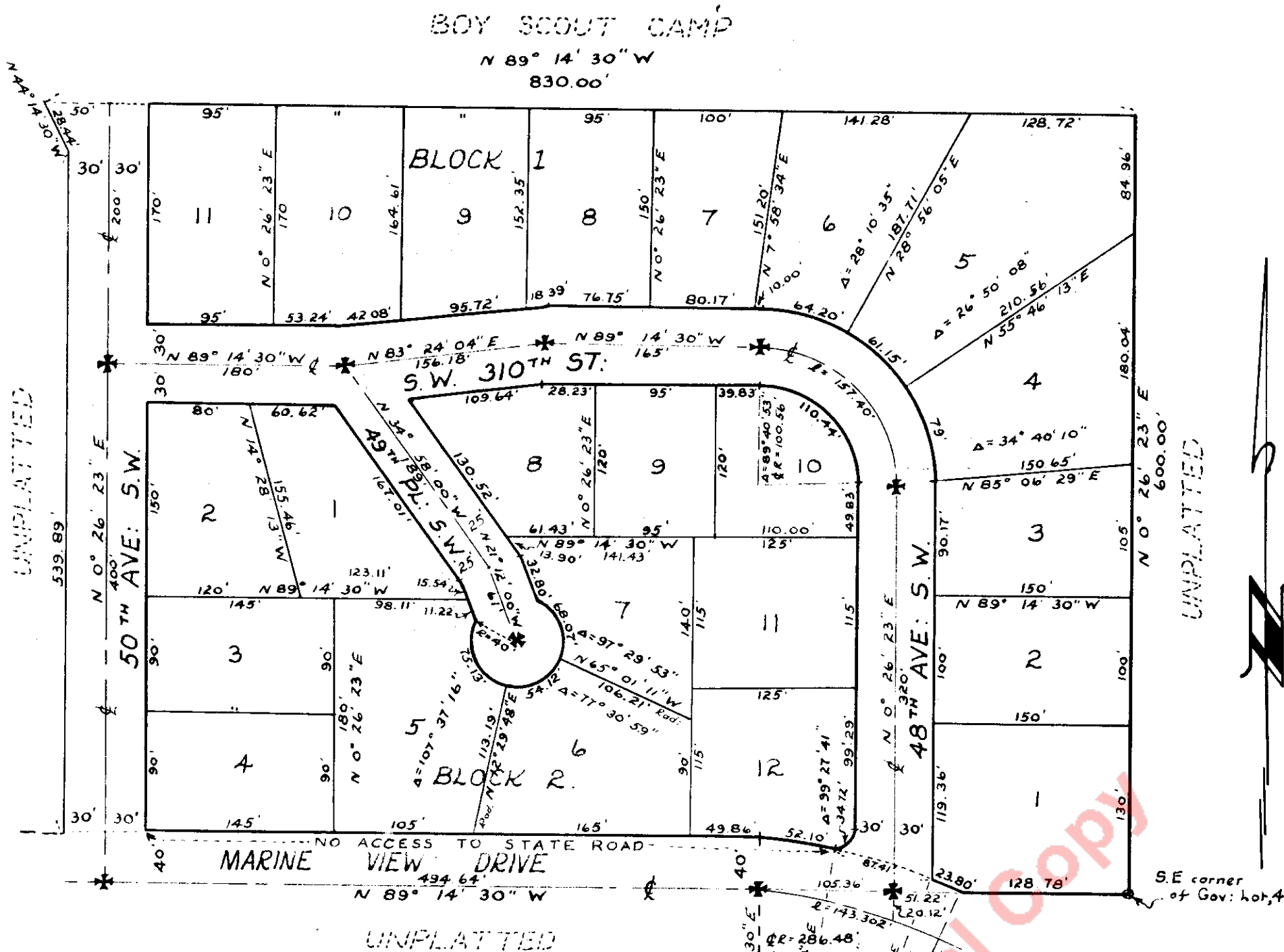
54

CRESTVIEW SHORECLUB

NW ¼ SEC: 11, TWP: 21N, RANGE 3, E.W.M.
KING COUNTY, WASHINGTON.

Scale: 1" = 100'

American Engineering Company
Engineers



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned, owners in fee simple of the land hereby platted, hereby declare and dedicate to the use of the public forever all streets, avenues and easements shown thereon, the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets, alleys and avenues shown thereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 14 day of October A.D. 1955.

Anton C. Schwarz *Alice V. Schwarz*

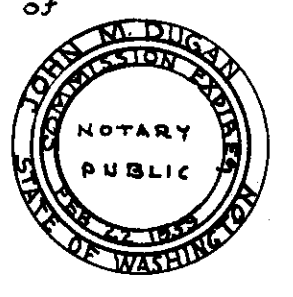
ACKNOWLEDGMENT

STATE of WASHINGTON } s.s.
COUNTY of KING }

THIS IS TO CERTIFY that on this 14 day of October A.D. 1955, before me the undersigned, a Notary Public, personally appeared, Anton C. Schwarz and Alice V. Schwarz, his wife, to me known to be the individuals who executed the within and foregoing dedication, and acknowledged to me that they signed and sealed 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 official seal, the day and year first above mentioned.

John M. Dignan
Notary Public, in and for the State of Washington, Residing in Seattle.



DESCRIPTION

This plat embraces that portion of Government Lot No. 4, in Section 11, Twp: 21, N, Range 3, E.W.M. described as follows: Beginning at the S.E. corner of Government Lot No. 4, in said Section, thence N 89° 14' 30" W, along the southerly line of said Government Lot No. 4, a distance of 128.78 feet to a point on a curve, thence along the arc of a curve, to the left, radius 326.48 feet with a S.T. Bearing N 60° 34' 54" W, a distance of 163.31 feet, to a point of tangency, thence N 89° 14' 30" W along the northerly margin of Marine View Drive, 524.86 feet, thence N 0° 26' 23" E, 539.89 feet, thence N 44° 14' 30" W, 28.44 feet, thence S 89° 14' 30" E, 830.00 feet, thence S 0° 26' 23" W, 600.00 feet, to the true point of beginning.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district stated on this plat. All lots in this plat are restricted to R-1, Residential District, use governed by and subject to restrictions, rules and regulations of the County Zoning resolution No: 11373 and subsequent changes thereto by official County Resolution. Approval for septic tank installation in accordance with specifications of the King County Health Department is required for each individual lot. All lots are subject to individual approval. Lots that are approved will require the installation of 750 gallon septic tanks and a minimum of 180 lineal feet of drain tile. Subject to Restrictions under Auditors File No: 3209452.

I HEREBY CERTIFY that the plat of "CRESTVIEW SHORECLUB" is based upon an actual survey and subdivision of Section 11, Township 21, North, Range 3, East, W.M.; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners staked correctly on the ground; and that I have fully complied with the provisions of the Statutes and Platting regulations.

Paul A. Williams
Certificate: N^o 2253
Renewal: N^o 5140284400

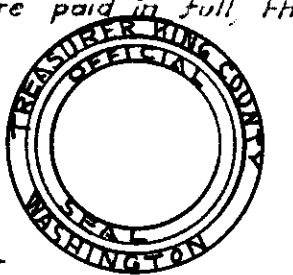


I HEREBY CERTIFY that the within plat of "CRESTVIEW SHORECLUB" is duly approved by the King County Planning Commission this 2nd day of Nov. A.D. 1955.

John J. Swan *John R. Rabel*
Vice Secretary Vice Chairman
John J. Swan
Planning Officer

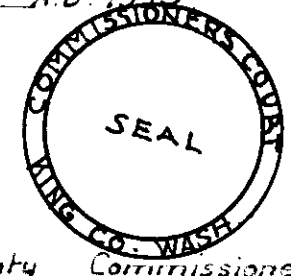
I HEREBY CERTIFY that all property taxes are paid. There are no delinquent special assessments, and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full, this 14th day of October A.D. 1955.

A. A. TREMPER
KING COUNTY TREASURER
By: *A. A. Tremp*
County Treasurer



Examined and approved this 7th day of November A.D. 1955
J. G. ...
Chairman, Board of County Commissioners.

Attest: *Ralph ...*
Clerk, Board of County Commissioners.



Filed for record at the request of the King County Commissioners this 8th day of November A.D. 1955, at 44 minutes past 12 P.M., and recorded in Vol. 56, of Plats, page 66, records of King County, Washington.

Robert A. Morris
Deputy County Auditor King County Auditor

Examined and approved this 31st day of October A.D. 1955.

Dr. ...
County Road Engineer