

3047289

WARRANTY DEED.

The grantors, P. Penoff and Ruth J. Penoff, his wife, for and in consideration of the sum of \$10.00, and other good and valuable consideration, convey and warrant to Frank A. Audley the following described real estate:

Beginning at the intersection of the northeasterly line of Sand Point Highway with the southeasterly line of the Northern Pacific Ry. right of way, from which point the center of section 34, township 26 N. range 4 E. W. M., bears north  $69^{\circ}11'44''$  west 834.03 feet; thence south  $27^{\circ}59'04''$  east along the said northeasterly line of Sand Point Highway 306.06 ft.; thence south  $89^{\circ}36'04''$  east 272.80 ft. to an intersection with a line parallel with and 240 feet northeasterly from (when measured at right angles to) the said northeasterly line of Sand Point Highway; thence south  $27^{\circ}59'04''$  east along said parallel line, 200.72 feet to a point of curve; thence southeasterly on a curve to the left with a radius of 685.37 ft.; said curve being concentric with and distant 240 feet from the said northeasterly line of Sand Point Highway, a distance of 420.153 ft. to a point of tangency; thence south  $63^{\circ}06'31''$  east parallel to said northeasterly line of Sand Point Highway, 166.12 ft. to a point of curve; thence on a curve to the right with a radius of 50 ft.; a distance of 20.54 ft. to the true point of beginning; thence south  $46^{\circ}39'$  west 124.66 ft., thence south  $43^{\circ}19'$  east 46.78 ft. to a point 103.69 ft. northeasterly from (measured at right angles to) the said northeasterly line of Sand Point Highway; thence north  $66^{\circ}28'30''$  east 103.69 ft.; thence north  $23^{\circ}31'30''$  west 35.60 ft. to a point of curve; thence on a curve to the right with a radius of 920 ft. a distance of 35.22 ft.; thence on a curve to the left with a radius of 50 ft. a distance of 15.90 ft. to the true point of beginning; (All bearings are referred to a meridian from which the north and south center line of said section 34 bears north  $0^{\circ}35'29''$  west.) Being known as lot 7, Block 3, J. L. Matthews Lake Washington Addition, Division 1, according to the unrecorded plat thereof; King County, Washington.

This deed is given in fulfillment of the obligations of the grantors under the terms of that certain real estate contract dated June 24th, 1932 covering the within described property and does not warrant against any liens or encumbrances incurred or accrued subsequent to the date of said contract.

This property is conveyed subject to the following covenants, conditions and restrictions, all of which shall run with the land herein described and shall bind the grantees, their successors, heirs, executors, administrators and assigns:

339

339



Permission is hereby given the grantee to build and erect temporary dwellings on said premises for a period of two years, at the end of which time same shall be removed and the dwellings shall conform to the specifications hereinafter set forth.

Only one single and detached dwelling, together with out-building reasonable appurtenances thereto, such as garage, servants quarters, per ola, or conservatory, shall be erected upon said property, which shall be improved only as an entire tract. Said dwelling shall cost not less than \$2,000.00. Said improvements shall be kept painted and repaired and the grounds adjacent thereto shall be kept neat.

No building or any part thereof shall be erected on said property at a distance of less than 20 feet from the street line thereof nor within 5 feet from the side lines thereof.

Said property shall not be conveyed, sold, rented or otherwise disposed of, in whole or in part, to or be occupied by any person or persons except of a white race, except however in the case of a servant actually employed by the lawful owner or occupant thereof.

Any breach of the foregoing covenants or conditions, or any of them, shall have the effect of forfeiting the title to said property and thereupon said title shall revert to the grantors, their successors or assigns, subject, however, to the lien of any bona fide first mortgage then outstanding upon said property, provided, however, that this shall not be deemed a waiver of any of the restrictions contained in said deed, and that in case any mortgage of said property, or his or its assigns, shall be foreclosed by foreclosure or otherwise, he, it or they shall have ninety days after written notice of the violation of any such restriction within which to cure the same.

Dated this <sup>22nd</sup> ~~21st~~ day of May, 1939.

*[Handwritten signature]*  
*(in presence of)*

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_ 1939.  
COUNTY OF \_\_\_\_\_

On this day personally appeared before me \_\_\_\_\_ J. Penoff, his wife, to be known to be the individual 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 \_\_\_\_\_ day of \_\_\_\_\_,



*[Handwritten signature]*  
Notary Public in and for the State of Washington residing at Seattle.



# J. G. MATTHEWS'S LAKE WASHINGTON ADDITION DIVISION ONE

J. L. McPherson Engineer

Scale 1 in. = 100 feet

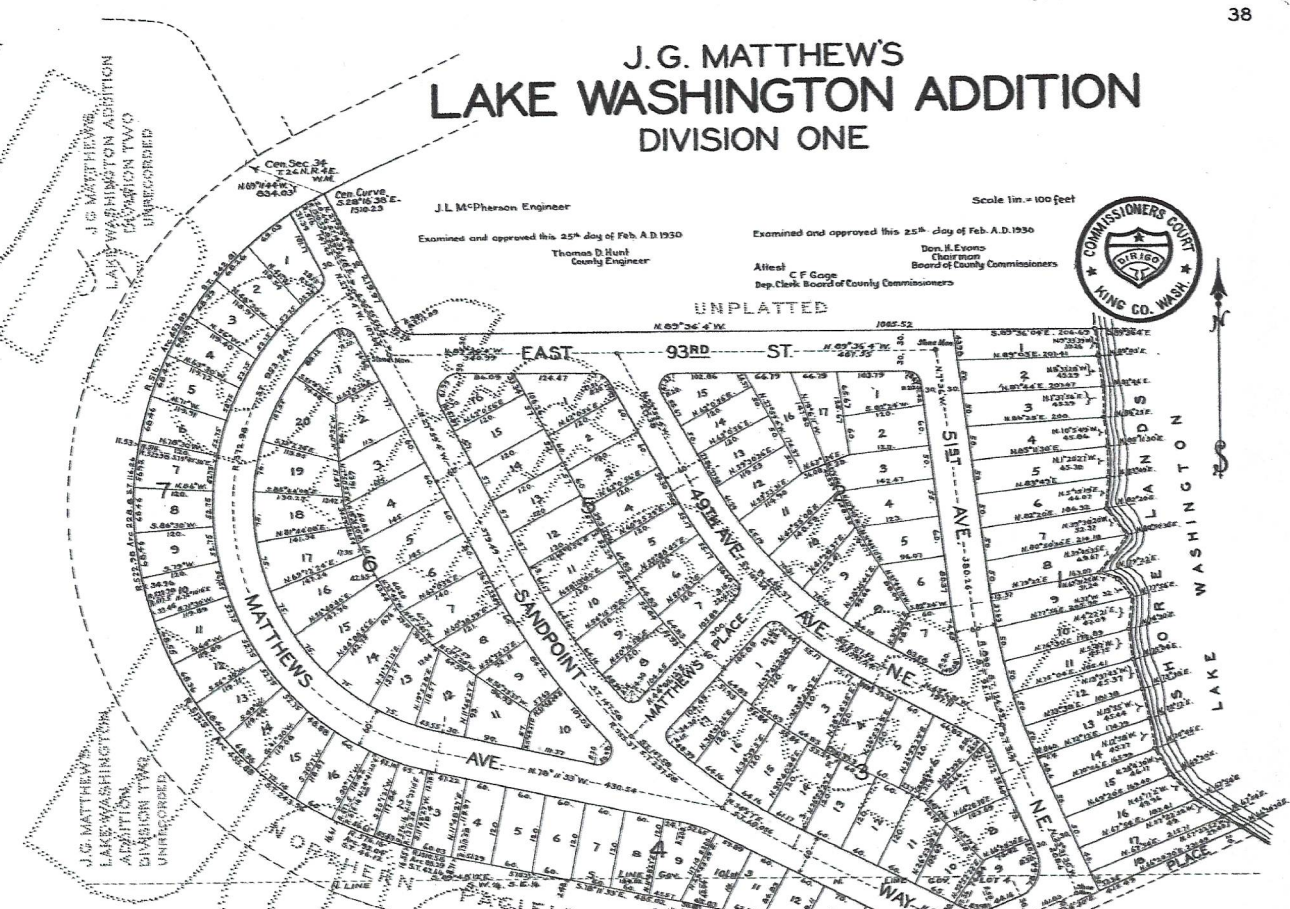
Examined and approved this 25<sup>th</sup> day of Feb. A.D. 1930

Examined and approved this 25<sup>th</sup> day of Feb. A.D. 1930

Thomas D. Hunt  
County Engineer

Don. H. Evans  
Chairman  
Board of County Commissioners

Attest  
C. F. Gage  
Dep. Clerk, Board of County Commissioners



### DESCRIPTION

This plat of J.G. Matthews's Lake Washington Addition, Division One, embraces that part of Government Lots 3 and 4 and the SW 1/4 of the SE 1/4 of Section 34 T24N.R.4E, W.M. King, County Washington, described as follows: - Beginning of the intersection of the east margin of Sandpoint Highway and the southeast margin of the Northern Pacific Railroad Right of Way from which the center of Section 34 bears N 69° 14' 44" W. 634.00 ft., thence along the Southeast east and north margin of Northern Pacific Railroad Right of Way southwesterly on a curve, the center of which bears S 28° 16' 35" E. 1510.23 ft., on an arc distance of 28.64 ft.; thence on curve, the center of which bears S 27° 21' 50" E. 516. ft., on an arc distance of 453.09 ft.; thence on curve, the center of which bears S 79° 45' 30" E. 522.98 ft., southerly on an arc distance of 228.80 ft.; thence on curve, the center of which bears N 79° 10' 02" E. 517.5 ft., southeasterly on an arc distance of 455.80 ft.; thence on curve, the center of which bears N 24° 41' 20" E. 576.16 ft., southeasterly on an arc distance of 92.04 ft.; thence on curve, the center of which bears N 15° 32' 10" E. 126.50 ft., southeasterly on an arc distance of 85.23 ft.; thence S 78° 11' 35" E. 485.02.; thence on curve to right radius 1462.69 ft., on an arc distance of 286.66 ft.; thence S 67° 11' 30" E. 137 ft.; thence N 22° 48' 27" E. 60 ft.; thence N 66° 28' 30" E. 415 ft. to the shore of Lake Washington; thence following said shore of Lake Washington, N 15° 32' 55" W. 76.40 ft., N 45° 41' 21" W. 49.84 ft., N 22° 43' 30" W. 46.17 ft., N 12° 58' W. 45.71 ft., N 15° 55' W. 45.44 ft., N 17° 31' 43" W. 45.31 ft., N 5° 47' W. 45.75 ft., N 4° 22' 30" E. 47.09 ft., N 37° W. 32 ft., N 69° 31' 25" W. 53.4 ft., N 30° 45' 38" E. 62.47 ft., N 20° 38' 28" W. 52.37 ft., N 5° 15' E. 46.01 ft., N 72° 27' W. 48.30 ft., N 10° 54' W. 45.86 ft., N 11° 31' 55" E. 45.29 ft., N 6° 28' 28" W. 48.28 ft., N 7° 33' 30" W. 332.6 ft., thence N 89° 35' W. 1005.53 ft.; thence on curve to right, radius 30 ft., on an arc distance of 32.25 ft., to the east margin of Sandpoint Highway; thence along said margin N 27° 59' 4" W. 219.91 ft., to the point of beginning. Together with the shore lands in front of and abutting on the above described tract, bounded on the south by the line N 66° 28' 30" E. produced, and on the north by the line S 89° 34' E. produced. The line N 66° 28' 30" E. to the shore of Lake Washington, and produced over the shore lands is the same line described in Vol. 314 page 779 of Deeds. Except herefrom portion of said premises included in County road No. 1293 adjoining Northern Pacific Railroad, as is situate in Government Lot 4 and the southeast quarter of the southeast quarter. Also except portion described by metes and bounds included in proposed plat as Lot 7 Block 3 conveyed to P. Parrott by deed recorded under Auditor's file No. 2574059, records of said County; Also except portion of said premises included in Sandpoint Highway previously conveyed to King County.

### DEDICATION

Know all men by these presents, That we John G. Matthews and Amy L. Matthews, husband and wife, John G. Matthews, a bachelor, owners in fee simple and the Mutual Savings and Loan Association, mortgagee of the land hereby platted, hereby declare this plat of J.G. Matthews's Lake Washington Addition, Division One, and dedicate to the use of the public forever all the highways, corners and streets shown hereon, together with the right to make all necessary slopes for cuts or fills in the reasonable original grading of all highways, streets and alleys.

In witness whereof we have hereunto set our hands and seals this 27 day of Feb. A.D. 1930.



John G. Matthews  
Amy L. Matthews  
By Julian O. Matthews Sec. Atty in fact  
John G. Matthews  
Mutual Savings and Loan Association  
By E. E. Cushing  
Its Vice-President  
C.W. Teuell  
Its Secretary

### ACKNOWLEDGMENT

State of Washington) ss. This is to certify that on this 27 day of Feb. A.D. 1930 before me, personally appeared, John G. Matthews and Amy L. Matthews, husband and wife, Julian O. Matthews, a bachelor for himself and as Atty in fact for Amy L. Matthews, and E. E. Cushing, Vice-president and the said C.W. Teuell, Secretary of the Mutual Savings and Loan Association, all of Seattle, Washington, to me known to be the individuals described in and who executed the accompanying dedication, and each 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. And the said E. E. Cushing Vice-president and the said C.W. Teuell, Secretary of the Mutual Savings and Loan Association each acknowledged to me that they signed and sealed the accompanying dedication as the free and voluntary act and deed of the Mutual Savings and Loan Association, and that the said C.W. Teuell, Secretary thereof he affirmed the corporate seal of said Mutual Savings and Loan Association to said dedication, and that the said C.W. Teuell, Secretary of said Mutual Savings and Loan Association, respectively in executing the accompanying instrument were authorized by said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

H. M. Johnson  
Notary Public in and for the State of Washington residing at Seattle



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I hereby certify that the plat of J.G. Matthews Lake Washington Addition Division One is based on an accurate survey and subdivision of Sec. 34 T24N.R.4E.W.M. King and the distances and lot corners are shown thereon correctly and that the monuments and lot courses have been set.

J. L. McPherson  
Engineer

Thomas D. Hunt  
County Engineer  
Deputy

C. F. Gage  
Dep. Clerk, Board of County Commissioners