

Geo. A. Spencer

Warranty Deed

To

Gertrude L. Spencer.

The Grantor, Geo. A. Spencer for and in consideration of one (\$1.00) Dollar in hand paid, conveys and warrants to Gertrude L. Spencer.

Lot Fifteen (15), Block Thirteen (13), Ladd's Second Addition to South Seattle, King County, Washington.

And the grantee by the acceptance of this conveyance does hereby covenant, grant and agree to and with the grantor that the said described and granted premises shall be held subject to all the restrictions hereinafter defined, and the grantor does hereby covenant, grant and agree to and with the grantee that all the remaining lots and parcels of land hereinafter described shall be held subject to all the restrictions hereinafter defined, said covenants to be covenants running with the land and not conditions subsequent.

Property Effectuated.

Said restrictions shall effect the use of all lots in each of Blocks 6 to 16, both inclusive, Jefferson Park Addition, Division No. 2, to the City of Seattle, according to plat recorded in Volume 30 of Plats at pages 13 and 14, records of said County, and all Lots in Blocks 9, 11 and 12, and all lots in Block 10 except Lot 8, and in Blocks 14 to 17, both inclusive, and all lots in Blocks 19 and 20 and all lots in Block 13, except lot 3, and all lots in Block 18, except Lot 1, and Lots 28 to 41, both inclusive and the Westerly 15 feet of Lot 16 and 17, Ladd's Second Addition to South Seattle, King County, Washington, according to plat recorded in Volume 11 of Plats at page 57, records of said County, and shall run henceforth until the first day of August 1942.

None of the said restrictions shall effect any of said described lots unless such lot or lots shall be within the "First Residence District" or the "Business District" as provided by the zoning ordinance of the City of Seattle, and then only from and after the time and so long as the same may be brought within and remain within the said "First Residence District" or said "Business District", as provided by any ordinance of said City of Seattle now effective or hereafter to become effective.

Building Restrictions
"Business District"

No building shall be erected on any lot in "Business District" facing on 15th Avenue South, any part of which building shall be within 15 feet of the margin of such Avenue, except lots in Block 6, Jefferson Park Addition Division No. 2.

No building shall be erected on any lot in "Business District" other than one having exterior walls constructed of masonry (concrete or brick), or steel.

Building Restrictions
"First Residence District"

A.S. No building shall be erected on any lot in First Residence District adjoining 10th Avenue South, 11th Avenue South or 12th Avenue South, any part of which building shall be within 25 feet of the marginal line of such Avenue, except on Lots whose greatest depth is less than 80 feet in which case said building line may be less than 25 feet of the marginal line but in no case less than 15 feet from marginal line and no building other than a private garage appurtenant to a residence shall be erected on any of said lots unless building shall cost at least the sum of \$3000.00.

No building shall be erected on any lot adjoining 13th Avenue South and 14th Avenue South, any part of which building shall be within 25 feet of the marginal line of such Avenue, and no building other than a private garage appurtenant to a residence shall be erected on any of said lots unless such building shall cost at least the sum of \$3500.00.

No building shall be erected on any lot adjoining 15th Avenue South, any part of which building shall be within 25 feet of the marginal line of such Avenue, except on lots whose greatest depth is less than 80 feet in which case said building line may be less than 25 feet of the marginal line but in no case less than 15 feet from marginal line and no building other than a private garage appurtenant to a residence shall be erected on any lot adjoining the West marginal line of said 15th Avenue South, unless

Reel 1373 p/13-114 plot printed
#2408751 9/20/27

Jefferson Park Addition #2,
Ladd's 2nd Addition

From page 114:

- No person other than one of the Caucasian race shall reside on any of said described premises excepting that a domestic servant in the actual employ of any occupant may reside in the home of his master.

Jefferson Park Add.# - restriction
written on face

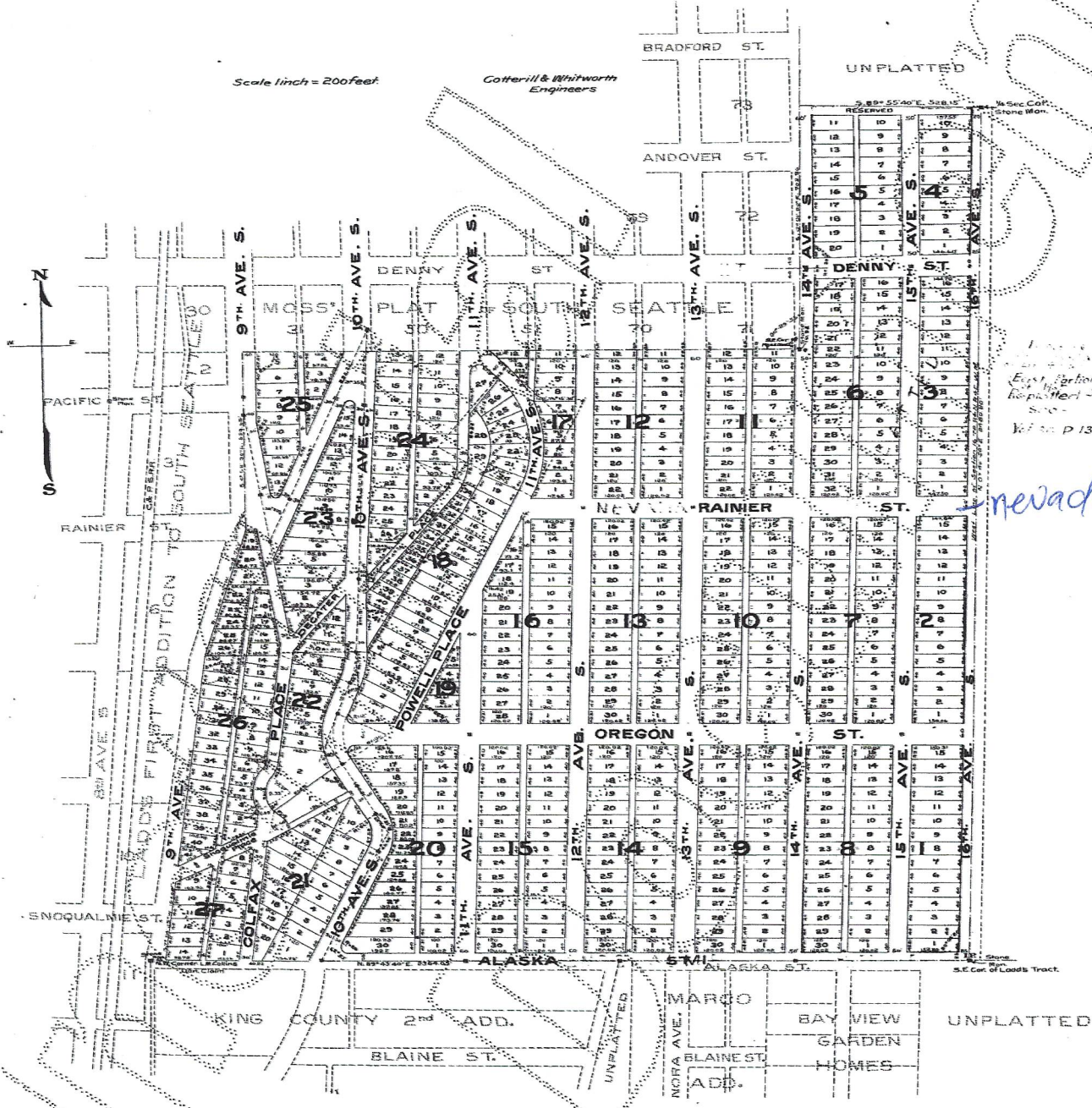
Industrial District

Ladd's Second Addition to South Seattle

KING COUNTY WASHINGTON.

Scale 1 inch = 200 feet

Cotterill & Whitworth
Engineers



1/2 Sec. 10
East of Rainier
Highway -
Sec -
W/ 13-14

nevada

Examined and approved this 7th day
of March 1904

P.F. Wright
County Surveyor

Stone monument in center of street

Comp. S.T.E.

Approved by the Board of County
Commissioners of King County this
8th day of March 1904

Charles Baker
Chairman

Attest
Geo. B. Lamping
Secretary of the Board of County
Commissioners
By F.F. French
Deputy



300570
Filed for Record at Request of
Rainier Invest. Co. June 13 1904
at 1 min. past 3 P.M. and rec-
orded in Vol. 11 of Plats page 57
Records of King County Wash.

Geo. B. Lamping
County Auditor
By [Signature]
Deputy

