

to
Seattle Trust Company

Warranty Deed

The grantor, The Goodwin Company, a corporation, of Seattle, Washington, for and in consideration of ten and no/100 (\$10.00) dollars in hand paid, conveys and warrants to Seattle Trust Company, a corporation of the State of Washington, the following described real estate situate in King County, Washington, to-wit:

Lot Fifteen (15), Block Seven (7), Lake Ridge, Division One.

This deed is made upon the following conditions which shall run with the land and be binding upon said grantee and its successors in interest until the first day of January, 1950, to-wit:

1. No building shall be erected on said lot or lots that shall cost less than \$, including dwelling and garage, nor that shall be considered by grantor to be objectionable or detrimental to adjacent property, nor until plans therefor shall have been approved by grantor. Nor shall any portion of such building excepting steps be erected between the street line of said lot and the line marked on the Plat as "building line," nor within five feet of any abutting lot, except that, in case a garage is built on the rear of said lot, said garage may be erected on the abutting lot line, and except that, on certain lots in said plat owing to their contour, garages may extend beyond the building line upon written approval by grantor; nor shall any building be erected on said lot or lots except single, detached, private dwelling houses and not more than one such dwelling house on any one lot; nor shall any building be permitted to stand in an unpainted condition. No outhouse for lavatory or privy purposes shall be erected or maintained on said lot or lots; such conveniences must be incorporated within, or as a part of, the building to which they appertain. No fence more than 3½ feet in height shall be erected or maintained on said lot or lots without the approval of grantor; nor shall any billboard or advertising sign of any kind be erected or maintained on said lot or lots or on any building thereon, except that grantee may erect and maintain "For Sale" signs while offering said lot or lots for sale, provided said signs shall not be more than 14x24 inches in size.

2. No poultry and no animals other than household pets (which shall include not more than two dogs to one household) shall be kept on said lot or lots.

3. Said lot or lots shall not be sold, conveyed, rented nor leased, in whole or in part, to any person not of the White race; nor shall any person not of the White race be permitted to occupy any portion of said lot or lots or of any building thereon, except a domestic servant actually employed by a White occupant of such building.

4. A breach of any of the foregoing conditions shall cause said realty to revert to the said grantor or its successor in interest, who shall have the right of immediate re-entry upon said realty in the event of any such breach and, as to the owner or owners of any lot or lots in the said plat, the foregoing conditions shall operate as covenants running with the land for the benefit of the lot or lots owned by said owner, and the breach of any such a covenant or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by said grantor or its successor or by any such owner or owners, but by no other person. (The term "owner" as used in this paragraph shall be deemed to include the bona fide owner or holder of any contract or agreement of sale for any lot or lots in the said

Lake Ridge

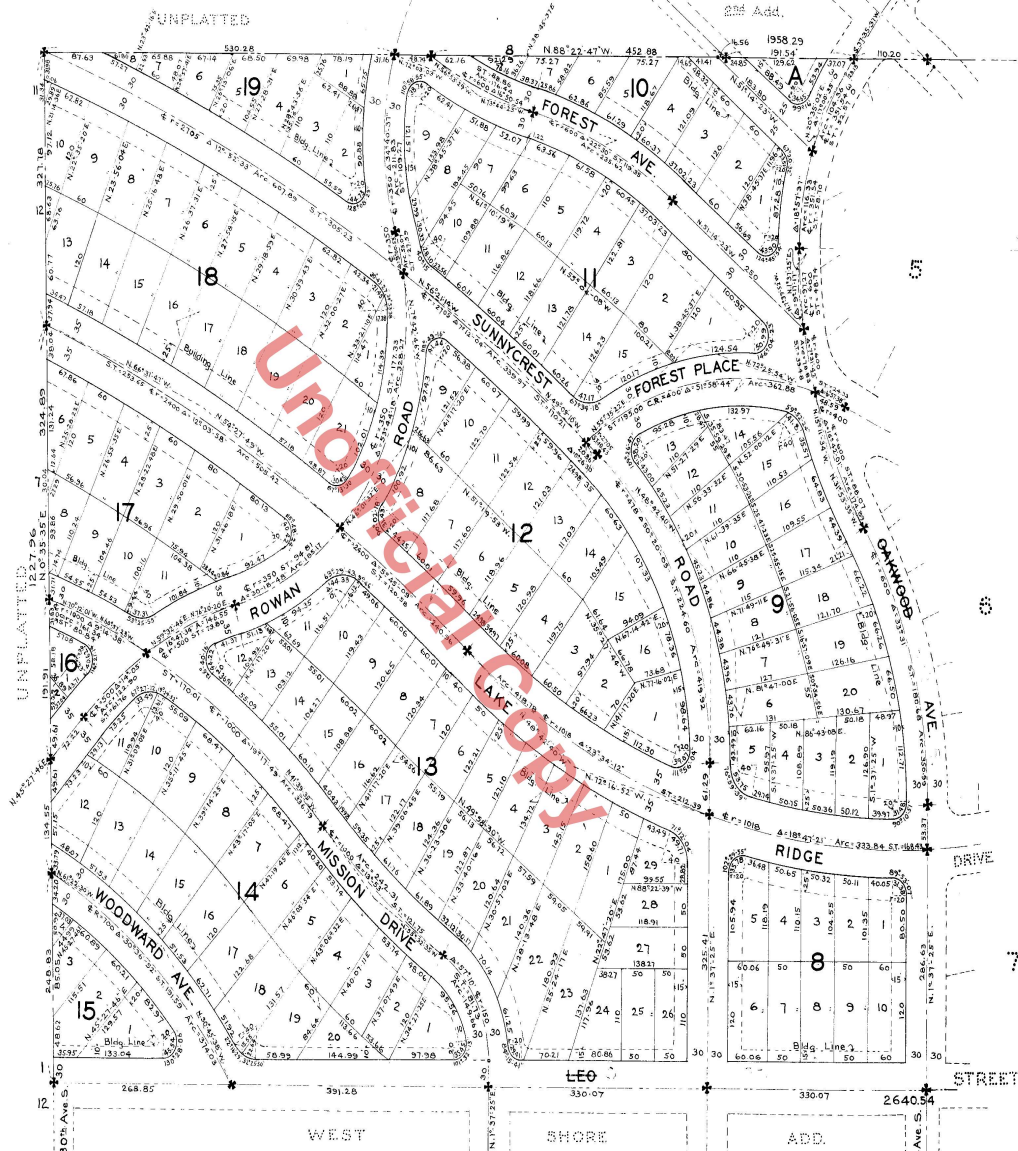
Reel 1500

n10A1

4/25/1931

D168-169

LAKE RIDGE DIVISION ONE KING COUNTY WASHINGTON



Scale 1 in. = 100 ft.
2480152

DESCRIPTION

This plat of LAKE RIDGE, Div. I embraces all of the following described property: - All of the Southwest 1/4 of the Southeast 1/4 and Government Lot 4 (less County Roads) of Section 1, Township 23 North, Range 4 E.W.M. including Shore lands in front thereof.

I hereby certify that the above plat is based on an actual survey of the property described, that the courses & distances shown thereon are correct. That monuments have been set and lot and block corners staked on the ground.

PARKER & HILL
By I. Curtiss Parker

Examined and approved this ___ day of July A.D. 1928

____ DON H. EVANS _____
County Engineer

C. Wernecke
By Deputy

DEDICATION

Know all men by these presents that The Goodwin Company owner in fee simple of the land hereby platted and G. Kinnear Company Mortgagee, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, and alleys shown hereon, and the use thereof for any and all public purposes also the right to make all necessary slopes for cuts & fills upon the lots shown on this plat in the reasonable original grading of all streets, avenues and alleys shown hereon, Building Restrictions as shown.

In witness whereof we have hereunto set our hands and seals this 23rd day of June, A.D. 1928

THE GOODWIN COMPANY
By E. S. Goodwin, President
By Paul Dean, Secretary

G. KINNEAR COMPANY
By Chas. A. Kinnear, President
By Roy J. Kinnear, Secretary



LAKE RIDGE DIVISION ONE

Parker & Hill Engineers



ACKNOWLEDGMENT

State of Wash) S.S. This is to certify that on this 23rd day of June, 1928 before me the undersigned, a Notary Public in and for the County of King) State of Wash. duly commissioned and sworn, personally appeared E.S Goodwin & Paul Dean, Pres. and Secy, respectively of The Goodwin Company and Chas A. Kinnear & Roy J. Kinnear, Pres. and Secy, respectively of the G. Kinnear Company, the corporations which executed the foregoing dedication and who acknowledged to me they signed and sealed the same as their free and voluntary act & deed for the purposes therein mentioned that they were authorized by said corporations to execute said instrument and the seals hereto affixed are the corporate seals of said corporations.

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

Examined and approved by the Board of County Commissioners this 4 day of Aug 1928

Attest C.F. Gage Clerk
J.M. Sparkman Chairman



2480152

Filed for record at the request of the County Engineer this 4th day of Aug. 1928 at 36 min. past 11 A.M. and recorded in Vol. 32 of Plats pages 16-17 Records of King County Wash.

By _____ Deputy
George H. Gandy
County Auditor



W.F. White
Notary Public in and for the State of Washington
residing at Seattle

Thomas H. Carder,
Draftsman.

To

~~Plymouth Collateral Co.~~

WARRANTY DEED

THE GRANTOR, The Goodwin Company, a corporation, of Seattle, Washington, for and in consideration of Ten and no/100 (\$10.00) Dollars in hand paid, conveys and warrants to Plymouth Collateral Co. a corporation, of Seattle, Washington, the following described real estate situate in King County, Washington to-wit:

Lot Two (2), Block Forty (40), Lake Ridge Division

Excepting and Reserving therefrom an easement [REDACTED] right-of-way over and across a strip four feet wide paralleling and abutting the southwesterly [REDACTED] of said realty for the erection, construction, maintenance and operation of pole lines, with the necessary cross-arms and wires, for the transmission of electrical energy, and for telephone and telegraph lines, together with the right of entry for the purpose of erecting, constructing, maintaining, repairing and operating the same, together with the further right of conveyance or lease of the whole or any portion of such easement and right-of-way and right of entry to any firm, corporation, municipal body, person or persons.

This Deed is made upon the following conditions which shall run with the land and be binding upon said grantee and its successors in interest until the first day of January, 1950, to-wit:

1. No building shall be erected on said lot or lots that shall cost less than \$6000.00, including dwelling and garage, nor that shall be considered by Grantor to be objectionable or detrimental to adjacent property, nor until plans therefor shall have been approved by Grantor. Nor shall any portion of such building excepting steps be erected between the street line of said lot and the line marked on the Plat as "building line", nor within five feet of any abutting lot, except that, in case a garage is built on the rear of said lot, said garage may be erected on the abutting lot line, and except that on certain lots in said plat owing to their contour, garages may extend beyond the building line upon written approval by Grantor; nor shall any building be erected on said lot or lots except, single, detached, private dwelling houses and not more than one such dwelling house on any one lot; nor shall any building be permitted to stand in an unpainted condition. No outhouse for lavatory or privy purposes shall be erected or maintained on said lot or lots; such conveniences must be incorporated within or as a part of, the building to which they appertain. No fence more than 3½ feet in height shall be erected or maintained on said lot or lots without the approval of Grantor; nor shall any billboard or advertising sign of any kind be erected or maintained on said lot or lots or any building thereon, except that Grantee may erect and maintain "For Sale" signs while offering said lot or lots for sale, provided said signs shall not be more than 14 x 24 inches in size.
2. No poultry and no animals other than household pets (which shall include not more than two dogs to one household) shall be kept on said lot or lots.
3. Said lot or lots shall not be sold, conveyed, rented nor leased, in whole or in part, to any person not of the White race; nor shall any person not of the White race be permitted to occupy any

portion of said lot or lots or of any building thereon, except a domestic servant actually employed by a White occupant of such building.

4. A breach of any of the foregoing conditions shall cause said realty to revert to the said Grantor or its successor in interest, who shall have the right of immediate re-entry upon said realty in the event of any such breach and, as to the owner or owners of any lot or lots in the said plat, the foregoing conditions shall operate as covenants running with the land for the benefit of the lot or lots owned by said owner, and the breach of any such a covenant or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by said Grantor or its successors or by any such owner or owners, but by no other person. (The term "owner" as used in this paragraph shall be deemed to include the bona fide owner or holder of any contract or agreement of sale for any lot or lots in the said plat as well as the owner of a legal title.) Provided, also, that a breach of any of the foregoing conditions or re-entry by reason of such breach shall not defeat or render invalid any lien, mortgage or deed of trust made in good faith and for value as to said realty or any part thereof, but, upon any sale under foreclosure of any mortgage or lien, the said conditions and each of them shall be binding upon and effective against any purchaser at such sale.

In witness whereof, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 31st day of January, 1930.

(The G.Co.Corp.Seal)

The Goodwin Company

By E. S. Goodwin President

By Paul Dean Secretary

STATE OF WASHINGTON) SS
COUNTY OF KING

ON THIS 31st day of January, A.D. 1930, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared E. S. Goodwin and Paul Dean to me known to be the President and Secretary, respectively, of The Goodwin Company, 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.

(W.F.W.Notarial Seal)
(Com.Ex. April 13,1932)

W. F. White
Notary Public in and for the State of
Washington, residing at Seattle.

Filed for record at request of Plymouth Collateral Co. Feb. 6, 1930 at 06 min past 4 P M

GOJ SB

George A. Grant, County Auditor

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2585929

E. R. Thomas and Company, Inc.

To

Quit Claim Deed

Miller Ross

THIS INDENTURE, Made this 3rd day of February, in the year of our Lord One thousand nine hundred and Thirty between E. R. Thomas and Company, Inc. a corporation duly organized and existing under and by virtue of the laws of the State of Washington, the party of the first part, and Miller Ross, a bachelor, the party of the second part:

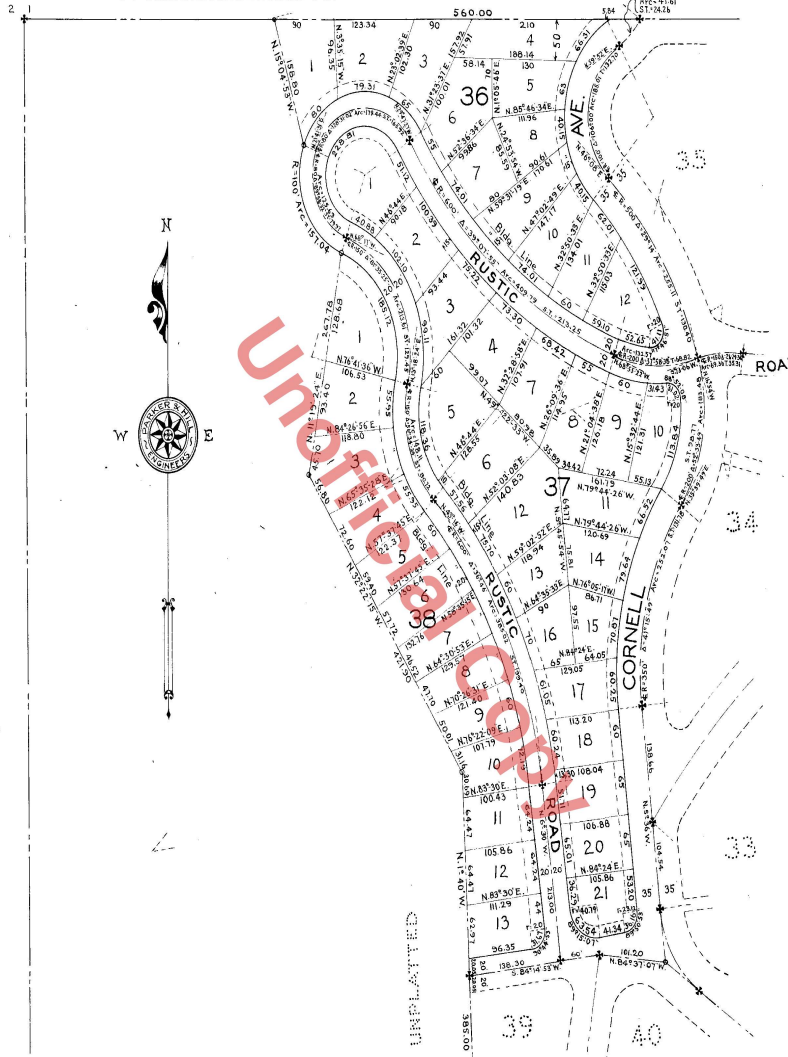
Witnesseth: That the said party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, remise, release and forever quit-claim unto the said party of the second part and to his heirs and assigns all right title interest

LAKE RIDGE DIVISION TWO KING COUNTY WASHINGTON

Parker & Hill Engineers

STURTEVANT'S RAINIER BEACH VILLA TRACTS

Scale 1 in = 100 ft.



DEDICATION

Know all men by these presents that The Goodwin Company owner in fee simple of the land hereby platted and G. Kinnear Company Mortgagee, hereby declare this plat and dedicate to the use of the public forever all streets, avenues and alleys shown hereon, and the use thereof for any and all public purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all streets, avenues and alleys shown hereon. Building Restrictions as shown.

In witness whereof we have hereunto set our hands and seals this 20th day of August A.D. 1928.

THE GOODWIN COMPANY

By E. S. Goodwin... President
By Paul Dean... Secretary

G. KINNEAR COMPANY

By Chas. A. Kinnear... President
By Roy J. Kinnear... Secretary

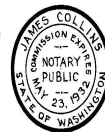


ACKNOWLEDGEMENT

State of Wash.) s.s. This is to certify that on this 20th day of August 1928 before me the undersigned, a Notary Public in and for the State of Wash. duly commissioned and sworn, personally appeared E. S. Goodwin and Paul Dean, Pres. & Secy, respectively of The Goodwin Company and Chas. A. Kinnear and Roy J. Kinnear, President & Secy, respectively, of the G. Kinnear Company, the Corporations which executed the foregoing dedication and who acknowledged to me they signed and sealed the same as their free and voluntary act and deed for the purposes therein mentioned, that they were authorized by said corporations to execute said instrument, and the seals hereto affixed are the corporate seals of said corporations.

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

James Collins
Notary Public in and for the State of Washington residing at Seattle.



Examined and approved this ___ day of November A.D. 1928

Thomas D. Hunt... Don H. Evans...
By Deputy... County Engineer

Examined and approved by the Board of County Commissioners this 20 day of November 1928

Attest C. F. Gage... J. M. Sparkman...
Dep. Clerk... Chairman



2501774

Filed for record at the request of the County Engineer this 20th day of Nov. 1928 at 15 min. past 4 P.M. and recorded in Vol. 27 of Plats pages 37,38,39,40 Records of King County, Wash.

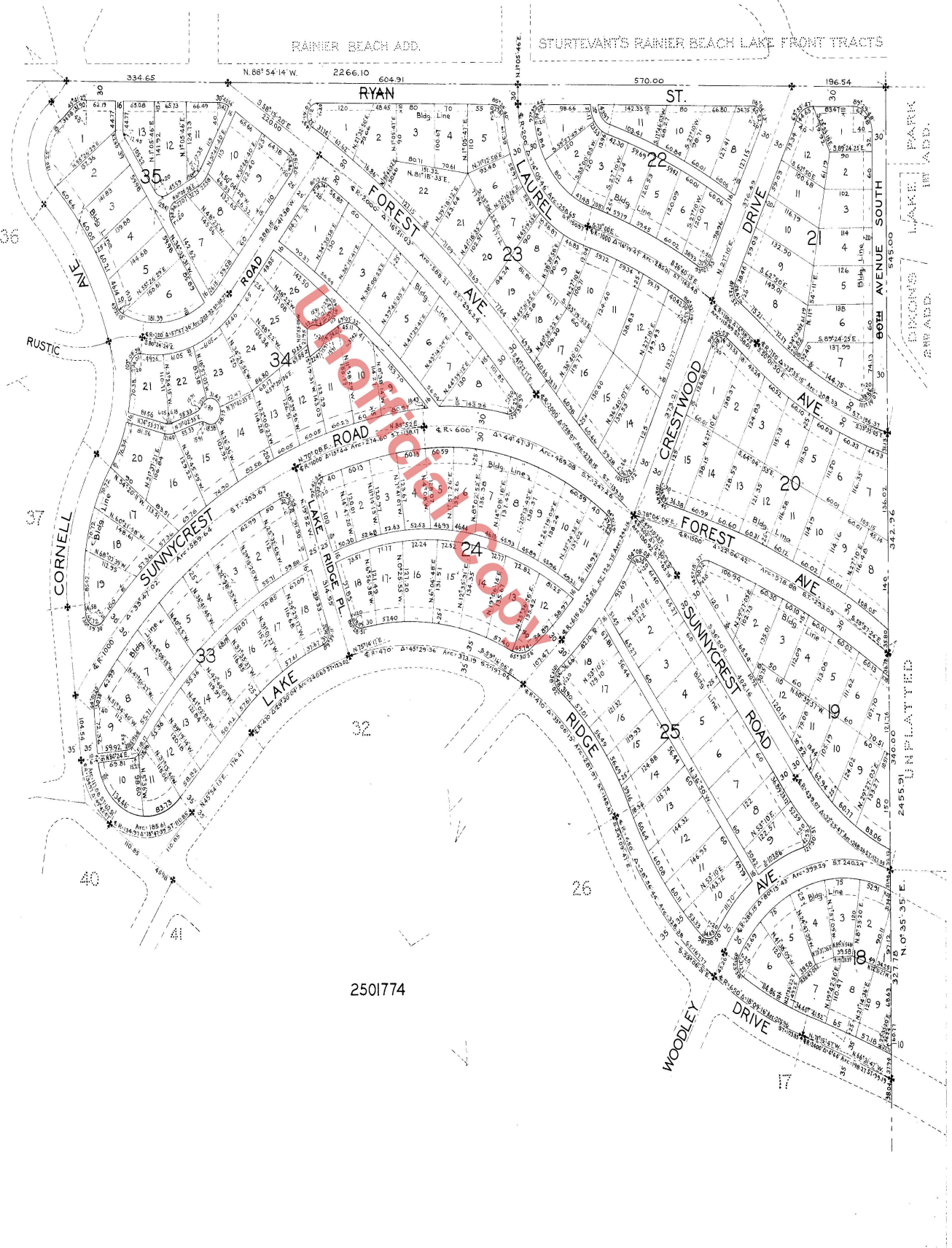
By... Deputy
Thomas H. Corder, Del.

George J. Gaur
County Auditor

LAKE RIDGE

DIVISION TWO

KING COUNTY WASHINGTON



2501774

LAKE RIDGE DIVISION TWO KING COUNTY WASHINGTON

2501774

DESCRIPTION

This plat of LAKE RIDGE, Div. 2, King County, State of Washington, comprises the following described portion of the Southwest quarter of Section 1, Township 23 North, Range 4 E., W.M.

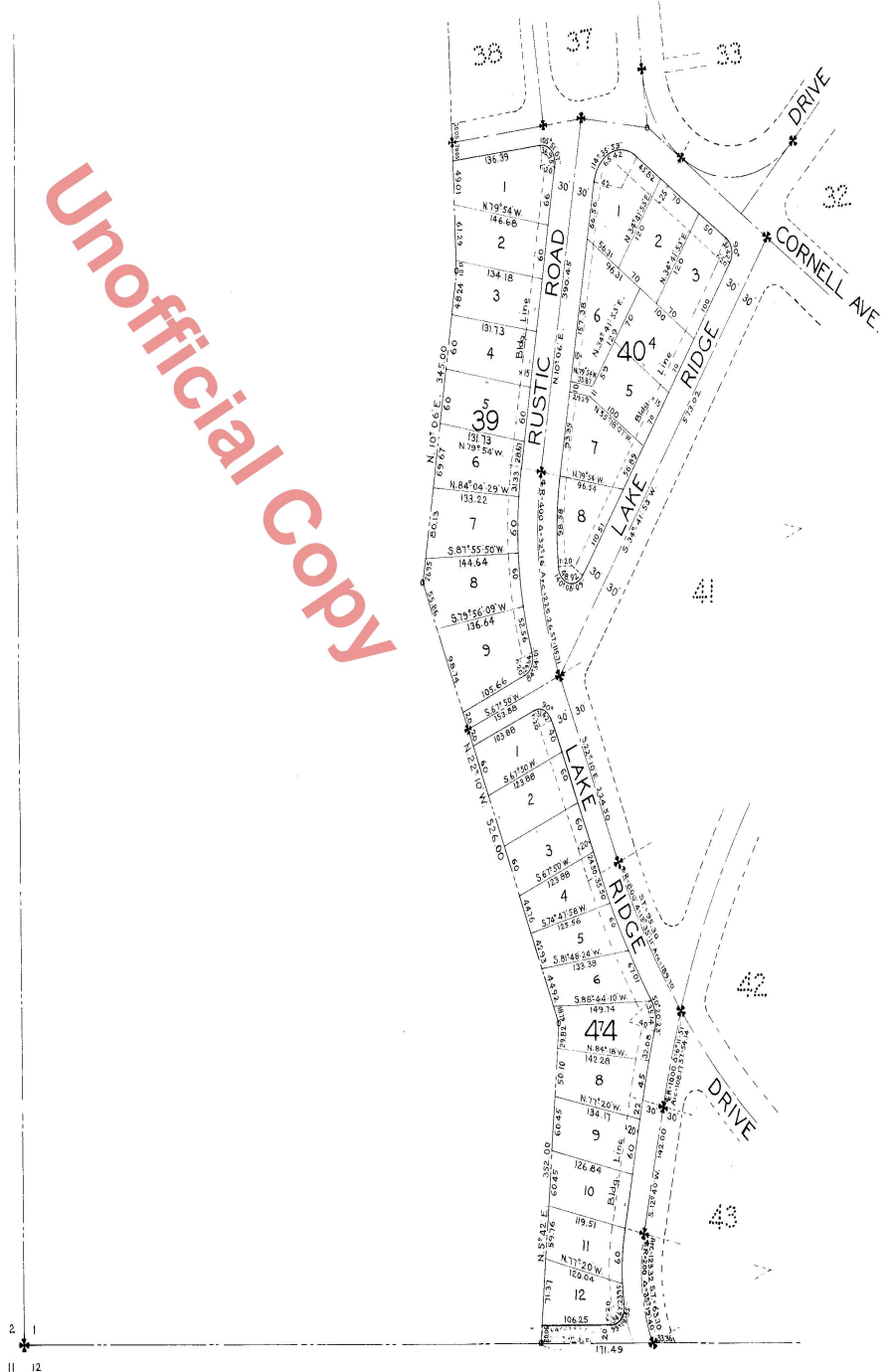
Beginning at the SE corner of the SW 1/4 of Section 1, Township 23 North, Range 4 East, W.M.;

- thence N 0°35'35" E, 2455.91 ft. along the East side of said SW 1/4;
- N 88°54'14" W, 2266.10 ft. along the North side of said SW 1/4;
- S 15°04'53" E, 158.80 ft. to a point on a curve whose tangent at said point bears S 21°41'31" W;
- on said curve to the left having a radius of 100 ft. an arc distance of 157.04 ft.;
- S 11°19'24" W, 267.78 ft.
- S 32°22'15" E, 421.50 ft.
- S 1°40' E, 385 ft.
- S 10°06' W, 345 ft.
- S 22°10' E, 526 ft.
- S 5°42' W, 352 ft.
- S 88°54'51" E, 1855.86 ft. along the South side of said SW 1/4 to point of beginning.

I hereby certify that this plat is based on an actual survey of the property described, that the courses and distances shown thereon are correct, that monuments have been set and lot and block corners staked on the ground.

PARKER & HILL
By, W. R. Hill

Unofficial Copy



2 1
11 12

LAKE RIDGE

DIVISION TWO

KING COUNTY WASHINGTON

