

3839939

WARRANTY DEED

Vol 2782 p 605

The Grantor, SOUTH SEATTLE LAND COMPANY, a Washington Corporation, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid, conveys and warrants to O. E. CUMMINGS & SARA CUMMINGS, his wife, the following described real estate, situated in the County of King, State of Washington:

Beginning at the intersection of the north boundary of the south $\frac{1}{2}$ of Section 5, township 25 North, range 4 east W.M., with the westerly margin of 8th Avenue South as established by the County Commissioners of King County, Washington; and running thence along the said northerly boundary, north $89^{\circ}50'12''$ west 436.00 feet; thence parallel to the westerly margin south $0^{\circ}55'57''$ east 30.00 feet to the true point of beginning of this description; thence continuing south $0^{\circ}55'57''$ east 145.05 feet; thence north $89^{\circ}50'12''$ west 565.97 feet to the northeasterly margin of the city of Seattle Pipe Line right of way; thence along the said northeasterly margin north $29^{\circ}29'41''$ west 166.86 feet; thence south $89^{\circ}50'12''$ east 645.76 feet to the true point of beginning. AND Beginning at the intersection of the north boundary of the south $\frac{1}{2}$ of section 5, township 25 north, range 4 east W.M., with the westerly margin of 8th Avenue South as established by the County Commissioners of King County, Washington; and running thence along the northerly boundary north $89^{\circ}50'12''$ west 436.00 feet; thence parallel to the said westerly margin south $0^{\circ}55'57''$ east 175.05 feet to the true point of beginning of this description; thence continuing south $0^{\circ}55'57''$ east 125.02 feet; thence north $89^{\circ}50'12''$ west 487.88 feet to the northeasterly margin of the City of Seattle Pipe Line right of way; thence along the said northeasterly margin north $33^{\circ}34'56''$ west 115.40 feet and north $29^{\circ}29'41''$ west 55.54 feet; thence south $89^{\circ}50'12''$ east 565.97 feet to the true point of beginning. AND Beginning at the intersection of the north boundary of the south $\frac{1}{2}$ of Section 5, township 25 north, range 4 east W.M., with the westerly margin of 8th Avenue South as established by the County Commissioners of King County, Washington; and running thence along the said northerly boundary north $89^{\circ}50'12''$ west 436.00 feet; thence parallel to the said westerly margin south $0^{\circ}55'57''$ east 300.05 feet to the true point of beginning of this description; thence continuing South $0^{\circ}55'57''$ east 100.02 feet; thence north $89^{\circ}50'12''$ west 422.99 feet to the northeasterly margin of the City of Seattle Pipe Line right of way; thence along the said northeasterly margin, North $33^{\circ}34'56''$ west 120.26 feet; thence south $89^{\circ}50'12''$ east 487.88 feet to the true point of beginning.

SUBJECT TO any unpaid charges for installation of water service and for water, electric light, power or sewer service furnished to said premises by a city, town or district.

SUBJECT TO Easement for electric transmission line granted by instrument dated March 10, 1939, recorded March 31, 1939, in volume 1834 of deeds, page 564, under auditor's file #3058468, records of said county; together with the right to cut brush and trees on adjacent property which, in the opinion of the grantee, constitute a menace or danger to the line, and the right to enter adjacent property for the purpose of making repairs to the line.

This conveyance is made expressly subject to and under the following restrictions and conditions, to-wit; (a) The Grantee, his heirs, personal representatives or assigns, will not erect or maintain, or permit to be erected or maintained, any dwelling of the value of less than Fifteen Hundred and no/100 (\$1500.00), nor shall any portion of such dwelling house be erected or maintained on any part of said premises within ~~Twenty~~ (20) feet of the line of any street, PROVIDED, the foregoing restrictions shall not apply if the type and exterior design and intended location of said dwelling has first been approved by South Seattle Land Company, in writing. (b) No part of said property shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the grantee, his heirs, personal representatives or assigns, shall never place any such person in the possession or occupancy of said property, or any part thereof, nor permit the said property, or any part thereof, ever to be used or occupied by any such person excepting only employees in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises.

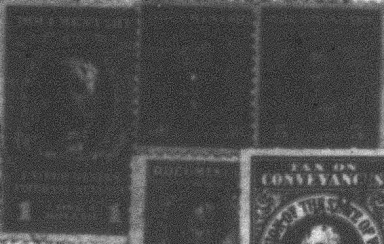
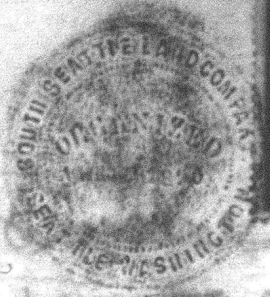
Purchaser understands that the street which abuts the above described property and which is known as Aqua Avenue is in fact a pipe line right of way owned by the City of Seattle and is subject to the exclusive dominion and control of said city. Grantee makes no representations or warranties of any character regarding said right of way or the length of time it may be continued to be used as a means of access to said property.

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EX-100000

This Deed is given pursuant to and in fulfillment of a Real Estate Contract by and between grantor as vendor and grantee as vendee, dated May 12, 1942, and the covenants of warranty contained in this deed are hereby expressly limited to and made as of the 12th day of May, 1942, and there are excepted from the warranties hereof any and all taxes and assessments (becoming payable after the 12th day of May, 1942, and any and all liabilities, liens and incumbrances created, permitted or imposed by the grantees or their predecessors, or successors, in interest (other than grantor) in the premises hereby conveyed, or any person claiming by, through or under said grantees or their predecessors, or successors, in interest (other than Grantor) therein.

Dated this 14th day of September, 1948.



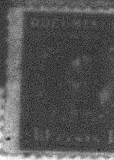
SOUTH SEATTLE LAND COMPANY

By Linde

President

Edward T. Ohsa

Ass't. Secretary



STATE OF WASHINGTON)

SS

County of King

On this 17 day of Sept. 1948 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared O. R. Linde and Edward T. Ohsa to me known to be the President and Secretary, respectively, of South Seattle Land 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 are 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.



Alex R. Tibben

Notary Public in and for the State of Washington, residing in Seattle.

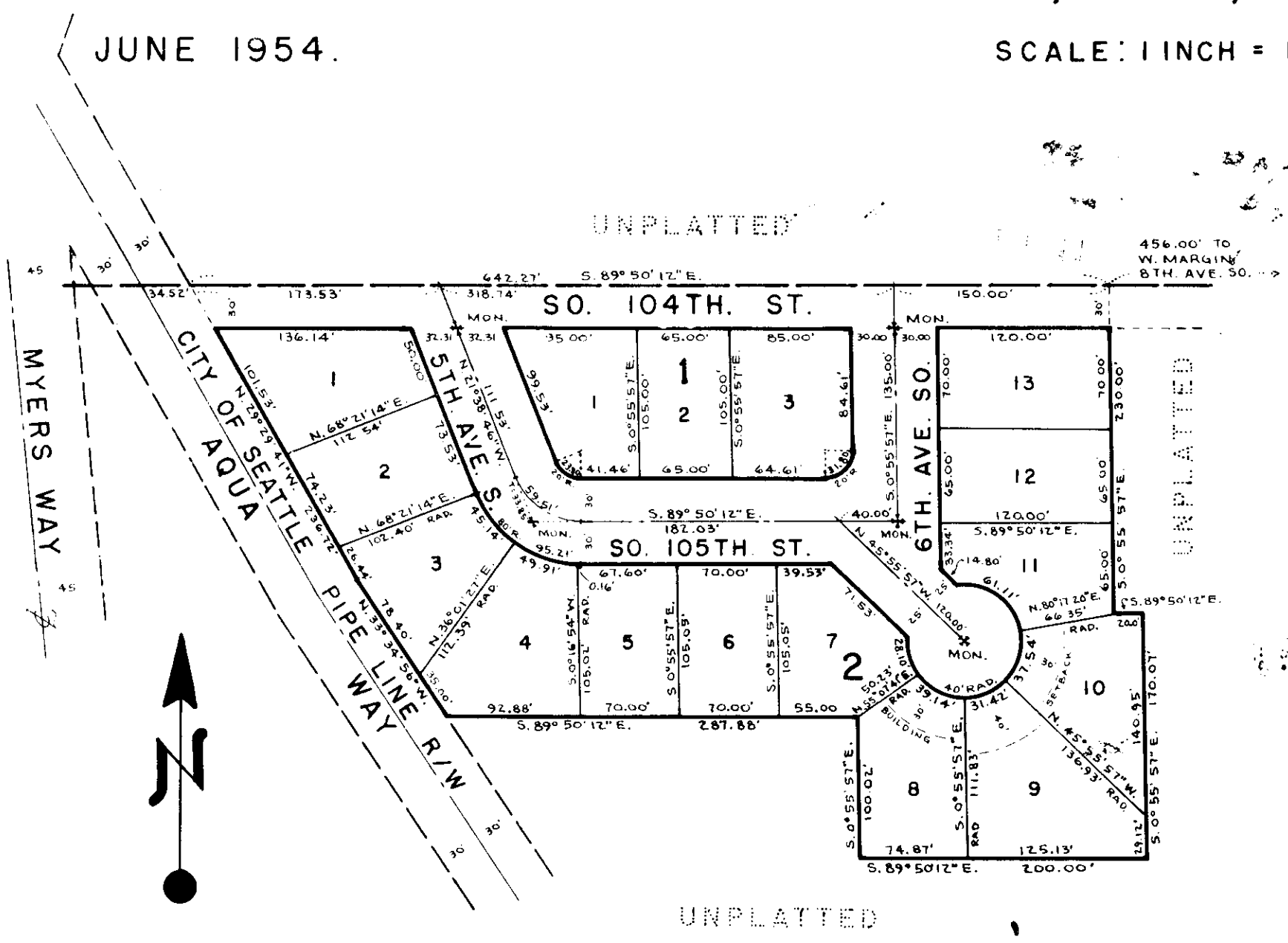
LEO DEL VISTA

SEC. 5, T. 23 N., R. 4 E., W. M.

JUNE 1954.

SCALE: 1 INCH = 100 FEET

JAMES M. Mc DUFFEE
REGISTERED LAND SURVEYOR



DESCRIPTION

Beginning at a point on the westerly margin of 8th Ave. So. at its intersection with the north line of the south one half of Section 5, Twp. 23 N., Rg. 4 E., W.M., thence running N. 89° 50' 12" W. along said north line a distance of 456.00 ft. to the true point of beginning, thence S. 0° 55' 57" E. a distance of 230.00 ft., thence S. 89° 50' 12" E. 20.00 ft., thence S. 0° 55' 57" E. 170.07 ft., thence N. 89° 50' 12" W. 200.00 ft., thence N. 0° 55' 57" W. 100.02 ft., thence N. 89° 50' 12" W. 287.88 ft., thence N. 33° 34' 56" W. 113.40 ft., thence N. 29° 29' 41" W. 236.72 ft., thence S. 89° 50' 12" E. 642.27 ft. to the true point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, owners in fee simple of the land hereby platted 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 all public purposes not inconsistent with the use thereof for public highway purposes; also easements, or whatever property or places there are shown on the plat for the purposes therein indicated; also the right to make necessary slopes for cuts and fills upon the lots, blocks, tracts, or parcels of land shown on this plat in the original reasonable grading of the streets, avenues, alleys, and places shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day of _____ A. D. 1954.

Examined and approved this 11th day of JUNE A. D. 1954.
D. Evans
 County Road Engineer

O. E. Cummings
 Sarah A. Cummings
 WESTERN DEVELOPMENT CO. INC.
 PRESIDENT
 SECRETARY

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
 COUNTY OF KING }
 This is to certify that on this 11th day of JUNE A. D. 1954, before me, a Notary Public, personally appeared O. E. Cummings and Sara A. Cummings, his wife, to me known to be the individuals who executed the above dedication, and each acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above mentioned.
[Signature]
 Notary Public in and for the State of Washington, Residing in Seattle.

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 shown on the face of this plat.
 All lots in this plat are restricted to R-1 Residence 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 lot. Lots that are approved will require the installation of a 750 gallon septic tank and 180 lineal feet of drainage tile.
 Subject also to restrictions in deed recorded under auditor's file no. 3839939.

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
 COUNTY OF KING }
 This is to certify that on this 13th day of JUNE A. D. 1954 before me, a Notary Public, personally appeared V. V. Price and [Signature] to me known to be the President and Secretary respectively of Western Development Co. Inc. the corporation that executed the foregoing dedication, and each acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned, and the said officers of the said corporation on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above mentioned.
[Signature]
 Notary Public in and for the State of Washington, Residing in Seattle.

I hereby certify that the within plat of LEO DEL VISTA is duly approved by the King County Planning Commission this 23rd day of MAY A. D. 1954.
Edgar Fleught Secretary
Robert R. McAlone Executive Officer
Armand Henderson Chairman

Examined and approved this 21st day of JUNE A. D. 1954.
[Signature] Chairman Bd. of County Commissioners
[Signature] Chairman Bd. of County Commissioners

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 Filed for record at the request of the Board of County Commissioners this 22nd day of JUNE A. D. 1954 at 9.5 minutes passed 9. A.M. and recorded in Volume 53 of Plats, page 27, Records of King County, Washington.
Robert H. Morris
 Deputy County Auditor
[Signature]
 County Auditor

TREASURER'S CERTIFICATE

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 24th day of MAY A. D. 1954.

A. A. Tremper
 King County Treasurer
 By *[Signature]*
 Deputy County Treasurer

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of LEO DEL VISTA is based on an actual survey and subdivision of Sec. 5, Twp. 23 N., Rg. 4 E., W.M.; that the distances and courses are shown correctly hereon; 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 statute and platting regulations.

James M. McDuffee
 Certificate No. 115

