

Draw

ances thereunto belonging or in any wise appertaining (but subject to the reservations, conditions and agreements hereinafter set forth) unto the said party of the second part, his heirs and assigns, forever.

1. (a) The said party of the second part, his heirs, personal representatives or assigns, will not erect or maintain or permit to be erected any dwelling of the value of less than twenty-five hundred dollars; and that no portion of such dwelling house shall be erected or maintained on any part of said premises within twenty (20) feet of the line of any street.

➔ (b) No part of said property hereby conveyed shall ever be used or occupied by any person of the Ethiopian, Malay, or any Asiatic race, and the party of the second part, 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.

Lot 7 & 8 block 4 loyal view

2. ~~The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns forever, all oils, gases, coal, ores and minerals of every name, kind or description and which may be in or upon said lots or tracts above described, or any part thereof, and the right to enter and explore the same for such oil, gases, coal, ores and minerals; and also the right to enter by itself, its agents, attorneys and servants, upon said lands, or any part thereof, at any and all times for the purpose of sinking, maintaining and operating wells thereon, and/or of opening, developing and working mines thereon and taking out and removing therefrom all such oils, gases, coal, ores and minerals; and also the right to erect, construct, maintain and use all such buildings, machinery, structures, pipe lines, reservoirs, roads, railroads, sink such wells and ore shafts, remove such soil, and to remain on said lands, or any part thereof, for the purpose of mining and to occupy so much of said~~

land as may be necessary or convenient for the successful prosecution of such mining business, hereby expressly reserving to itself, its successors and assigns aforesaid, generally, all rights and powers in, to and over said tract or lot, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and the rights hereby expressly reserved; and it is expressly covenanted and agreed by the grantor, its successors and assigns, that if they shall operate under any of the foregoing reservations, and in so doing the grantee, his heirs, executors, administrators, successors or assigns, are injured or damaged thereby, the party operating under the foregoing reservations shall pay to the then owner of said tracts or lots in full compensation thereof, a reasonable sum for the actual injuries or damages to the said land, or to any of the improvements thereon; provided, however, that should the grantor, its successors or assigns, at any time in the future sell such reserved oil and/or mineral rights, or enter into a lease thereof based upon receiving a royalty therefor, it or they will account to and pay over to the then owner of said land, as and when received by it or them, and on the pro rata basis hereinafter set forth, the said tracts' or lots' proportionate part or pro rata of one-half of such net sale price in the event of such sale, or in the event of such a lease, said lots' or tracts' proportionate part or pro rata of such one-half of the net royalty. ~~The pro rata basis on which the owner of said tracts or lots shall participate in the proceeds of such sale, or of said royalty, shall be arrived at by comparing the total area of said lots or tracts with the total area of all the lots in said addition conveyed by deeds containing the above mentioned oil and mineral reservations or reserved from sale or held and owned by the said grantor or its successors or assigns. The intent being that notwithstanding the above oil and mineral reservations in this deed, the then owner of said tracts or lots shall participate in said one-half of such net sale price thereof, or of such net royalty thereon, on an even and equal basis (computed on a pro rata ownership) with the other owners of lots in said addition, whether the said tracts or lots hereby conveyed, or any other property in said addition conveyed by deed containing similar reservations with this or held by the grantor or reserved from sale, produces the sale price or royalty for such oil or mineral rights, and the percentage that the area of said tracts or lots bears to such total area of said other property in said addition shall fix the proportionate part of such one-half of such sale or royalty moneys which the owner of said tracts or lots shall be entitled to receive.~~

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Lot 7 & 8 block 4 loyal view

Draw




27th Ave Nw & Nw 85th St
Seattle WA
98117 US

Notes:

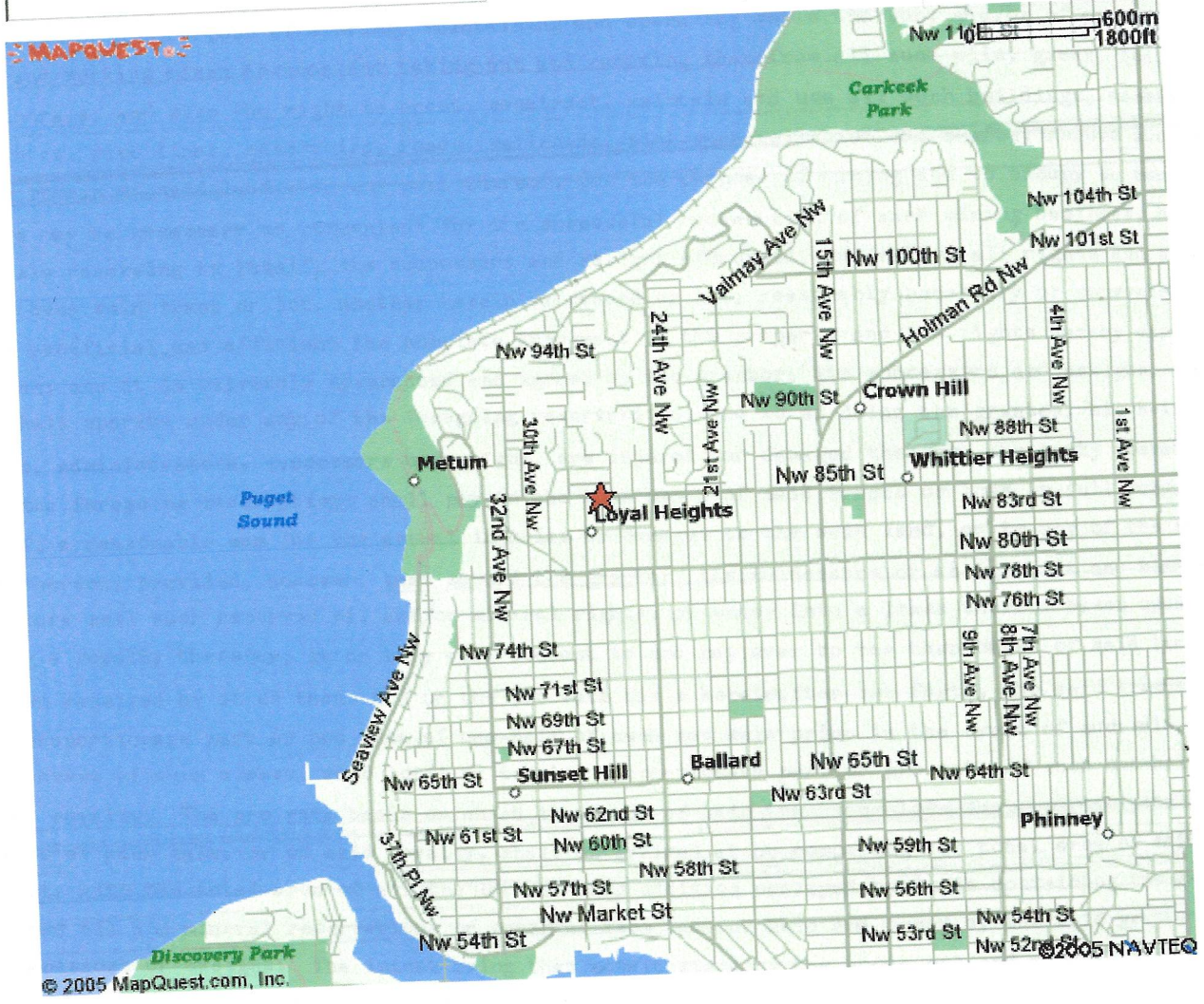
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