

corporation, the following described real estate, situated in the County of King, State of Washington:
Lots one (1) two (2) and three (3), Block (2), Ravenna Avenue Addition to the city of Seattle, according to plat thereof recorded in Volume 27 of Plats, page 18, records of said county.

Subject to a mortgage in the sum of \$1800.00 also subject to a contract of sale dated January 31, 1927, to Etta C. Morgan and assigned by said Etta C. Morgan to George W. Wilson, balance due under said contract as of September 1, 1928, \$2859.21; and said grantors hereby transfer, sell and assign to said grantee their vendors' interest in the said real estate contract of sale, with full right and power to receive and collect the payments thereunder.

Dated this 13th day of September, A.D. 1928.

James M. Ferguson (Seal)
Edna K. Ferguson (Seal)

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THIS 13th day of September, A. D. 1928, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James M. Ferguson and Edna K. Ferguson, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

(E. H. Notarial Seal)
(Com.Ex. July 31, 1929)

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

Filed for record at request of P. E. Palmer, Sep. 14, 1928 at 09 min past 10^A M

George A. Grant, County Auditor

488262
Typewriter Corporation of Washington

To

Albert P. Adams,

Real Estate Contract

REAL ESTATE CONTRACT

THIS AGREEMENT, made and entered into this 7th day of September, 1928, by and between parties of the first part Typewriter Corporation of Washington, hereinafter referred to as "Vendor" and Albert P. Adams, husband of Mabel L. Adams, party of the second part, hereinafter referred to as "Vendee".

Witnesseth: That for and in consideration of the mutual promises and agreements hereinafter contained the vendor agrees to sell to the vendee, and the vendee agrees to purchase from vendor the following described real estate situated in the City of Seattle, County of King, State of Washington, to-wit:

Beginning at a point 124 feet north of the S.W. corner of the W. 1/2 of the N.E. 1/4 of the S.W. 1/4 of the N. W. 1/4 of Section 11, Twp. 25 N. R. 4 E. W.M.; thence N. 0° 38' 39" W. 62 feet; thence S. 89° 38' 39" E. 164.94 feet; thence S. 0° 38' 39" E. 62 Feet; thence N. 89° 38' 39" W. 164.94 feet to the place of beginning; except a strip of land 25 feet wide along the east end thereof which is reserved for road purposes. (This lot is better known as Lot 33 Rayvilla)

with the appurtenances, on the following terms and conditions:

The total purchase price of the said property is the sum of One Thousand Six Hundred Seventy Five Dollars (\$1675.00) of which the sum of One Thousand Two Hundred Seventy Five Dollars (1275.00) has this day been paid to the vendor, and the receipt whereof is this day hereby acknowledged by the said vendor.

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9/7/28

Restriction #4:

Sand point

"No person or persons of Asiatic, African or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property, or any building thereon, except, domestic servant or servants may be actually and in good faith employed by the white occupants of such premises."

N 57 Ave Ne + 60th St

Beginning at a point 475.24 ft. South of the NE corner of the W 1/2 of NE 1/4 of the SW 1/4 of the NW 1/4 of Section 11, Township 25, North Range 4

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thence South 0 degrees, 38 minutes 39 seconds East 62 feet; thence North 89 degrees 38 minutes 39 seconds West 164.94 feet; thence North 0 degrees 38 minutes 39 seconds, west 62 feet; thence south 89 degrees 38 minutes 39 seconds east 164.94 feet to the place of beginning; except a strip of land 25 feet wide along the west end thereof; and also an undivided one thirty sixth (1/36) interest in the following described land used for road purposes, to-wit:

Beginning at the Northwest corner of the west half of the northeast quarter of the southwest quarter of the northwest quarter of Section 11, Township 25 North, Range 4 E.W.M. thence south 89 degrees 38 minutes 39 seconds East 139.94 feet to the true point of beginning; thence South 0 degrees 38 minutes 31 seconds East 1322.53 feet to a point which is 139.94 feet East of the Southwest corner of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 11; thence South 89 degrees 38 minutes 39 seconds East 50 feet; thence North 0 degrees 38 minutes 39 seconds West 1322.53 feet; thence North 89 degrees 38 minutes 39 seconds West 50 feet to the true point of beginning, situate in the County of King, State of Washington.

Subject to the following restrictions which shall be deemed covenants running with the land, and shall also be conditions subsequent which said restrictions and covenants shall be effective until January 1, 1958;

1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with such dwelling house; and said premises shall be used only for private residence purposes.

2. No such dwelling house shall be erected or maintained which shall cost at prevailing market prices, less than \$5,000.00 and the erection of no such house upon said property shall be commenced prior to December 31, 1932, until after plans therefor have been approved by an architect employed by the Typewriter Corporation of Washington at its expense.

3. No chickens or other fowl, or animals, except individual household pets shall at any time be kept or maintained upon said property.

4. No person or persons of Asiatic, African or Negro blood, lineage or extraction shall be permitted to occupy a portion of said property or any building thereon; except domestic servant or servants may be actually and in good faith employed by white occupants of such premises.

5. No house or part thereof, or other structure, shall be constructed or maintained upon said premises nearer to the front street margin than the line described upon the plat as "building limit".

Upon the violation of any of the foregoing restrictions by the vendee, or the officers, agents devisees, grantees, or assignees, of the vendee, the entire estate in the herein described property shall revert to the grantor herein, its successors or assigns.

It is understood that the restrictions herein set forth are the same covenants, restrictions and conditions that run with and are binding upon all lots and parcels of land owned or sold by the Typewriter Corporation of Washington, a corporation in the subdivision known as Rayvilla.

Dated this 13 day of September, 1928.

Witness

John L. Vanasse

STATE OF WASHINGTON

COUNTY OF KING

) SS

Albert P. Adams

Mabel L. Adams

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 13 day of September, 1928, personally appeared before me Albert P. Adams and Mabel L. Adams, husband and wife, to me known to be the individuals described in and who executed the foregoing instru-

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9/13/28 Rayville

Grantor: Albert P. Adams, et ux
(and Mabel Adams) to

H. S. Dickens

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next to Windermere