

2972628

WARRANTY DEED

THE GRANTOR, LAKE SAMMAMISH SHINGLE CO., a Washington corporation, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid, conveys and warrants to ADDIE M. ANDERSON the following; described real estate, situated in the County of King, State of Washington:

That portion of Government Lot Two (2) in Section Nineteen (19), Township Twenty-five (25) North, Range Six (6) East, W. M., bounded and described as follows (all bearings being referred to a meridian which establishes the east line of Government Lot 1 in said Section 19, as bearing north 0°50'18" west):

Beginning at a point 1746.08 feet south and 570.54 feet west of the northeast corner of said section 19; thence north 31°06'25" east, 86.18 feet; thence south 43°26'27" east, 31.12 feet; thence south 31°06'25" west 67.80 feet; thence on a curve to the right of uniform radius of 10 feet, an arc distance of 15.71 feet; thence north 58°53'35" west, 20 feet to the point of beginning; TOGETHER with a strip lying along the westerly and southerly sides of this tract whose westerly and southerly boundaries are straight lines parallel to and distant 10 feet from the westerly and southerly straight sides of this tract; reserved for road purposes;

(Being known as the northwesterly 30 feet of Tract Thirty-nine (39), Weber's Point, according to the unrecorded plat thereof); TOGETHER with an undivided 1/32 interest in and to a certain tract of land and shore lands abutting thereon, designated on said unrecorded plat of Weber's Point as "Community Beach", said Community Beach tract being more particularly described as follows:

That portion of Government Lot 2, said Section 19, lying westerly of the Northern Pacific Railway right-of-way and south of the following described line: Beginning at a point on the westerly margin of said right-of-way 2002.78 feet south and 109.52 feet west of the northeast corner of said section 19; thence south 26°06'25" west to the shore of Lake Sammamish;

TOGETHER with shore lands of the second class abutting thereon; SUBJECT to exceptions and reservations as expressed in the deed from the State of Washington under which title to said shore lands of the second class is claimed, recorded under auditor's file No. 2856748, records of King County, Washington, wherein the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals and fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the State, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering; and Right of the State of Washington, or any grantee or lessee thereof, to acquire the right-of-way over said lands for private railroads, skid roads, flumes, canals, water courses or other easements for the purpose of and to be used in the transportation and moving of timber, stone, minerals or other products from other lands, upon paying reasonable compensation;

SUBJECT ALSO to easement for electric transmission line over the roads of said unrecorded plat of Weber's Point, as granted by Lake Sammamish Shingle Co. to Puget Sound Power & Light Company.



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.

It is agreed by and between all the parties hereto that the property herein described shall be used for residence property only and shall be occupied only by persons of the white race, excepting that servants not of the white race but actually employed by a white occupant may reside on the property. This covenant shall run with the land. The seller covenants with the purchaser to incorporate the foregoing restrictions in all contracts for the sale of, and deeds to, any portion of the lands that may be embraced in the unrecorded plat of Weber's Point, except portions of said plat reserved for roads, and seller covenants and agrees that no portion of the property embraced within the confines of said Weber's Point shall ever be sold for, or used by the seller or any purchaser from the seller, for any commercial purposes whatsoever, and that a clause to said effect will be inserted in each contract made by the seller for the sale of any of said property, and that said covenants as to the use and restrictions shall be made to constitute covenants running with said land embraced in said unrecorded plat, and that this covenant shall apply whether the property is sold in connection with said plat or otherwise.

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 30<sup>th</sup> day of July, 1937.



LAKE SAMMAMISH IMPROVEMENT CO.

by *J. F. Weber*  
by *W. C. Quackenbush*

STATE OF WASHINGTON )  
COUNTY OF KING )

On this 30<sup>th</sup> day of July, 1937, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J. F. WEBER and W. C. QUACKENBUSH, to me known to be the President and Secretary respectively, of LAKE SAMMAMISH IMPROVEMENT CO., the corporation that executed the within and 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

THE GRANTOR, LAKE SAMMAMISH SHINGLE CO., a Washington corporation

for and in consideration of TEN & no/100

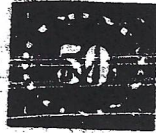
Dollars

(\$ 10.00 ), in hand paid, convey s and warrant s to

ADDIE M. ANDERSON

the following described real estate, situated in the County of King State of

Washington:



That portion of government Lot Two (2), Section Nineteen (19), Township Twenty-five (25) north, Range Six (6) east, and described as follows (all bearings being referred to a meridian which establishes the east line of Government Lot 2, Section 19 as bearing north 0°50'13" west): Begin at a point 1746.08 feet south and 570.54 feet west of the southeast corner of said section 19; thence north 58°53'55" west 57 feet; thence north 31°06'25" east 100 feet; thence south 43°26'27" east 58 feet; thence south 31°06'25" west 36.13 feet to the east corner of TACKETT'S tract with a strip 10 feet in width along the north side of said tract reserved for road purposes; (No plat recorded of said Weber's Point, according to the recorded plat of TACKETT'S tract with an undivided 1/32 interest in the shore lands of land and shore lands abutting thereon, recorded in an unrecorded plat of Weber's Point as "Community plat", each tract being more particularly described in the plat of Section of Government Lot 2, said Section 19, and the Northern Pacific Railway right of way and south of the said called line: Beginning at a point on the north side of the right of way 2002.73 feet south and 160.52 feet west of the corner of said section 19; thence north 2°02'16" east to the shore of Lake Sammamish;

TACKETT'S with shore lands of the second class of the State of Washington to exceptions, reservations and rights reserved in a deed from the State of Washington under which title to the second class of the second class is claimed.

THE GRANTOR ALSO GRANTS to the grantee a power of easement over the roadways reserved by the grantor in said unrecorded plat of Weber's Point for road purposes.

The property herein conveyed shall be used for residence property only and shall be occupied only by persons of the white race, excepting that servants not of the white race but actually employed by a white occupant thereof may reside on the property. This covenant shall run with the land. The grantor covenants with the grantee to incorporate the foregoing restriction in all contracts for the sale of, and deeds to, any portion of the land embraced in said unrecorded plat of Weber's Point, except portions of said plat reserved for roads, and the grantor covenants and agrees with the grantee that no portion of the property embraced within the confines of said unrecorded plat of Weber's Point shall ever be sold for or used by the grantor or any purchaser claiming under the grantor, for any commercial purposes whatsoever, and that a covenant to said effect will be inserted in each contract or deed made by the grantor for the sale of any of said property, and that said covenants relating to covenants and restrictions shall be made to constitute covenants running with the land embraced in said unrecorded plat of Weber's Point, and that this covenant shall apply whether said property is conveyed in connection with said unrecorded plat or otherwise.

6/24/35 Reel 1762

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City of Redmond

Lake Sammamish

Webb's point - unrecorded plat