

3180153

STATUTORY CONVEYANCE

THE GRANTORS, JAMES E. PETERSON (sometimes known as J. E. Peterson), and J. E. PETERSON (sometimes known as James E. Peterson), his wife: ... and SCHVANK and ... his wife, the following described real estate, situated in the County of King, State of Washington:

A portion of Government Lot One (11), Section thirty-one (31), Township Twenty-four (24) North, Range Five (5) E., ... and adjoining shore lands, described as follows:

Beginning at a point on the north boundary line of said Section from which point the northeast corner of said Section bears north 89° 16' west a distance of 2084.82 feet; running thence at right angles to said Section line, south 0° 09' 44" west 30 feet; thence south 19° 12' 30" east 25 feet; thence at right angles thereto south 36° 42' 30" west 30 feet, to a point of curve; thence along a curve to the left having a uniform radius of 102.11 feet a distance of 53.15 feet to a point of reverse curve; thence along a curve to the right having a uniform radius of 22 feet a distance of 97.15 feet to a point of compound curve; thence along a curve to the right having a uniform radius of 61.45 feet a distance of 119.89 feet, to the true point of beginning; thence continuing along said curve to the right, a distance of 19.75 feet; thence south 49° 13' 08" east 207 feet, more or less, to the shore of Lake Washington; thence north easterly along said shore line, a distance of 73 feet, more or less, to a point from which the true point of beginning bears north 52° 40' 13" west; thence north 42° 40' 13" west 93 feet, more or less, to the true point of beginning.

TOGETHER with all second class shore lands in front thereof or abutting thereon.

subject to the following:

Right, privilege and authority to construct, repair, operate and maintain an electric transmission and distribution line, with necessary appurtenances across and over said premises; together with the right of ingress and egress for the purpose of constructing, repairing, operating, etc., said line and right-of-way; and the right at any time to remove said wires, poles and appurtenances from said lands; granted to Puget Sound Power and Light Company, a Massachusetts corporation, by instrument recorded under Auditor's file No. 2919129, records of King County, Washington.

Right granted to the public by the files in Volume 27 of Commissioners' records, page 69, to make all necessary slopes for cuts or fills.

Exceptions and reservations as expressed in the deed from the State of Washington under which title to said shore lands is claimed; wherein the grantor gives, 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 expenses sustained by the owner by reason of such entries.

Subject further to all rules and regulations of the Planning Commission of King County and the State of Washington. It is further subject to the following building restrictions as set forth in the original contract between the parties hereto:

(1) No more than one dwelling house shall be placed on said tract, and no commercial enterprise shall be carried on on said property. Within seven (7) years from date hereof, no house shall be built on, or allowed to remain on said tract heretofore sold, of a less value than three thousand (\$3,000) dollars, as of the date it was built, and any house or building or structure which shall not meet the restrictions herein, may be removed upon demand of the seller or their successors in interest, or upon demand of the owners of property on both sides of said tract, as being a nuisance.

(2) No houseboats shall be permitted to be moored at the second class shorelines adjacent to said property, and no said lines shall be built on the shorelines hereof, other than a boat house, to be used for storage of the boat, and no structure to be used for storage of a boat, and each boat house shall be for private use only, and shall in no case contain more than three hundred sixty square feet of floor area, and shall be of no more than eleven (11) feet in width, nor shall it be higher than ten (10) feet above the low water level at its highest point, and shall be built of the same material as the dwelling house located on said property adjacent to said shorelines, and shall be kept painted at all times the same color as said dwelling house; provided, however, that the owner of said property may build a boat house larger than the above described, for the only use of an aircraft, if he owns or operates such boat, provided, however, that no such structure shall be placed on said property not more than forty (40) feet at the outside extremity from the shoreline at low water mark, as it now exists, and provided that it is not more than ten (10) feet high above the water level at its highest point; and provided further that the same shall be of the same architect as the dwelling house on said tract, and shall be kept painted. All houses and boat houses shall be built in a good, workmanlike manner, and kept in a good state of repair at all times; provided, that if a boat house is built in front of said waterfront tract, the owners thereof may at their option build an airplane hanger on the shorelines adjacent to said waterfront tract, providing said hanger does not occupy more than two-thirds of the width of said waterfront tract so owned and improved by the purchasers, at the shoreline, and providing further that the hanger shall not be higher than ten (10) feet above the high water line, as it now exists, at its highest point.

(3) no hospital, sanitarium, rooming house or other public or semi-public building, or any building catering to the public itself, shall be permitted on said property.

(4) no person of colored or orient [extra] blood, or any other than persons of the white race shall be permitted to purchase or reside on said property, either as tenant or otherwise, except that domestic servants of such description shall be employed by the owner thereof, to be restricted to the owner of said property, its wife, children, and visitors, and such other persons as the owner may permit to reside on said property, except as hereinbefore stated.

(5) no public use of any street shall be permitted or authorized to remain on any or said lots, or on the adjoining streets or alleys, except that the owners of the lots in said subdivision shall have the right to use the same for the purpose of section 11, said ordinance, and to let any person use certain tracts as public use, for the benefit of the owners of the lots in said subdivision, and in so setting the same aside, the said owners shall be deemed to have agreed in connection with said subdivision.

(6) no fences, walls, posts, signs, sheds, poles, or other structures, or any other structures, shall be erected on the said property, and no more than twenty-four (24) hours of tools may be kept thereon, and such tools shall not be kept thereon in the corner of property adjacent on either side of the street.

(7) no buildings shall be built closer than four feet from the street projection of said building to the fire line of said property, and no sidewalk shall be placed closer than four feet from the property line of said property, and no building shall be placed on a tract adjacent thereto, when their buildings shall be placed on any part of said two tracts, provided the building is not closer than four feet, as aforesaid, to the adjacent lot, except with the written consent of the owner of such adjacent lot; provided, however, that the restrictions with respect to sidewalks in the next paragraph herein shall not affect such public park set aside as aforesaid.

(8) no fences or walls higher than ten feet, or fences higher than six feet, shall be placed on or allowed to remain on the property line of said tract.

(9) all out buildings on a property shall be of the same general architecture as the dwelling house situated thereon.

(10) all wells situated on said property shall be connected with proper sewage disposal in septic tanks or type approved by the county or the Health Commission and or zoning or Planning Commission, or the authorities then having charge of such matters.

(11) Any time that the Vendors or their successors in interest, or the owners of the remainder of the property located in said Government Lot 1 and the Northwest quarter of the Northwest quarter of said Section 31, Township and Range, shall desire to file a plat with King County thereof, the Vendees agree to join in the petition for filing said plat and to sign any and all documents, agreements and conveyances that might be required by the County of King, State of Washington, or other Government agencies, in order to file the same, and to dedicate all roads thereon, and the Vendees agree upon demand to sign and execute such documents as might be necessary or required, in order to file such plat, without any consideration being paid therefor. It being the intent, agreement and understanding that the vendees agree to join in a dedication of a plat of said Government subdivision or subdivisions, or any part thereof, as may be decided upon by the Vendors, and particularly agree to join in the dedication of the highway lying back of said tract.

(12) No building shall be erected or placed on said parcel of land for residential purposes, closer to the front line, that is, to low water line, than seven and five (7 1/2) feet, nor nearer than four (4) feet from the side lines, nor closer than fifteen (15) feet from the rear line. The said line restrictions shall apply to any parcel located in the rear part of said tract, that is, the part thereof adjacent to the highway.

(13) All restrictions not set forth herein, but which may be required by the Planning Commission of King County, or under any zoning laws or regulations thereof, shall be as effective as though fully set forth herein.

(14) The foregoing restrictions shall attach to and run with the land, and this deed is accepted subject to said restrictions and conditions.

Dated this 20th day of September, 1934.

Kallan E. Peterson, K.E. Peterson  
By J. Edwood Peterson his attorney-in-fact  
Maud E. Peterson & Maud K. Peterson  
J. Edwood Peterson  
for their attorney-in-fact  
J. Edwood Peterson  
Sophia M. Peterson

STATE OF WASHINGTON

1948

COUNTY OF KING

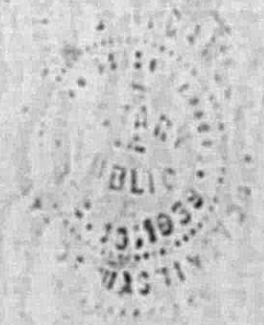
This is to certify that before me, the undersigned Notary Public in and for the State of Washington, in and for the County of King, on the 14th day of September, 1948, personally appeared... who executed the foregoing instrument in the presence of the undersigned Notary Public and of each of the persons named in the instrument as witnesses.

*LR Hennings*



Notary Public in and for the State of Washington, in and for the County of King.

*Lewis M. Dawson*  
Notary Public in and for the State of Washington, residing at Seattle



Filed for Record July 24, 1948, 3:45 P.M.  
at Seattle The Company  
ROBERT A. MORRIS, County Auditor