

Statutory Quit Claim Deed

(CORPORATE FORM)

THE GRANTORS, — BURWELL & MOREFORD, a Washington corporation,

for and in consideration of TEN Dollars,

(\$ 10.00) in hand paid, conveys and quits claims to

HARRY E. BATCHELDER

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

state of Washington. All that portion of the southwest quarter of the southeast quarter and of government Lot 3, Section 18, township 24 north, range 5 east, W.M., lying east of Mercer Island Boulevard, and between lines parallel with and distant 74.1 feet and 133.1 feet, respectively, south of the north line of said government subdivisions; together with shore lands of the second class in front thereof lying between said parallel lines produced, (being known as tract 4, Sandy Beach Tracts, according to the unrecorded plat thereof, and to the class shore lands adjoining).

The seller hereby grants to the purchaser, his heirs and assigns, easement for ingress and egress to and from the tract hereby conveyed over and across all existing roads on the south 100 feet of the portion of the northwest quarter of southeast quarter and the north 500 feet of the portion of the southwest quarter of the southeast quarter of said section 18 lying easterly of Mercer Island Boulevard. The seller reserves for itself, its successors, assigns, and for any owner of any portion of the south 100 feet of government lot 3 and the north 500 feet of government lot 7 of said section 18, an easement over all said existing roads over, upon and across a portion of said northwest quarter of southeast quarter and said southwest quarter of southeast quarter.

The above described property is subject to the following conditions:

That said premises shall be used for residential purposes only and no commercial enterprises of any type or kind shall be maintained thereon. Also, that neither said premises, nor any interest therein shall at any time be leased, sold, devised or conveyed to, or inherited by or otherwise acquired by, become the property of, leased or occupied by any person other than one of the white or Caucasian race, provided however, that persons not of the white or Caucasian race may be kept thereon by such Caucasian occupant strictly in the capacity of servants and/or occupants.

The breach of any of the foregoing conditions shall cause said premises, together with the appurtenances thereto belonging, to be forfeited to and revert to the seller, its successors and assigns, each of whom shall have the right to immediate entry upon said premises in the event of such breach, and the Purchaser upon violation of any of the foregoing clauses agrees to peaceably surrender the premises and give a good and sufficient deed to seller. As to the owner and his successors in interest of any lot or lots in said Addition all and singular, the said conditions and obligations are and shall be, and are hereby made covenants running with the land and a breach of any of said conditions or obligations may be enjoined, abated or remedied by the appropriate proceedings maintained by any of such owners in said Addition or their successors in interest.

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 19th day of April, 1937.

BURWELL & MOREFORD

By Seth H. Moreford President
By Henry O. Jackson Secretary



STATE OF WASHINGTON,

County of KING

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On this 20th day of April, 1937, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared SETH H. MORFORD and HENRY S. JACKSON to me known to be the President and Secretary, respectively, of

BURWELL & MORFORD 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.

[Signature]
Notary Public in and for the State of Washington
residing at

2956249

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BURWELL & MORFORD

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EARL MILKIN AUDITOR
KING COUNTY WASH.
DEPUTY

WASHINGTON TITLE INSURANCE
COMPANY
SEATTLE, WASHINGTON

Filed for Record in Office of
Seattle Title & Trust Co.
Seattle, Wash.

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[Handwritten notes and signatures at the bottom of the page]