Franklin S. Williams, et ux
To
H. P. M. Luther

DEED

THE GRANTORS, Franklin S. Williams and Mary D. Williams, his wife, for and in consideration of the sum of ten dollars ($10.) and other good and valuable consideration to them in hand paid, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto H. P. M. Luther, grantee, of Seattle, Washington, the following described real estate in Seattle, King County, Washington:

Lot Three (3) of Williams Alki Addition to Seattle, according to the official plat on file and of record in the office of the County Auditor of King County, Washington.

TO HAVE AND TO HOLD the said property unto the said grantee, his heirs and assigns forever, subject, however, to all taxes and assessments and liens and encumbrances which may have accrued again said property, by, through or under the grantee since the signing of the agreement of sale hereinafter entered into between the grantors and the grantee, and subject to a certain declaration of restriction affecting all of the lots in Williams' Alki Addition to the City of Seattle, which declaration has been hereinafter filed by the grantors. The restrictions herein set forth run with the land and shall be of full force and effect until January 1st, 1940.

1. Said lot shall be used for residence purposes only and not more than one dwelling house shall be placed upon the lot.

2. The cost of any dwelling house placed upon said lot shall not be less than $1200.00.

3. Any dwelling house constructed upon said lot shall be built at least thirty (30) feet back from the street property line thereof, and not closer to the street than a distance of said thirty (30) feet from said property line.

4. The said lot shall not be used for any mercantile, manufacturing or commercial purpose, either wholesale or retail.

5. The lot, nor any part thereof, shall not be sold to any persons either of whole or part blood, of the Mongolian, Malay or Ethiopian races, nor shall the same nor any part thereof be rented to persons of such races.

6. No apartment house or flat building shall be constructed upon said lot.

All the foregoing restrictions shall be binding upon the grantee and are made for the benefit of all the lot owners in said addition, and their breach may be enjoined and their performance enforced in any action, either at law or in equity, by any of said lot owners.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this 18th day of March, 1929.

Franklin S. Williams (Seal)
Mary D. Williams (Seal)

State of California
County of Santa Barbara

By Franklin S. Williams
Her attorney in fact.

THIS IS TO CERTIFY, that on this 18th day of March, 1929, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Franklin S. Williams, to me known to be one of the individuals described in and who executed

George A. Grant, County Auditor
WILLIAMS ALKI ADDITION
TO THE
CITY OF SEATTLE

Scale: 1" = 50'
Gardner & Gardner
Engineers
April, 1916

DESCRIPTION

This plat of Williams Alki Addition embraces all the following described tract - Beginning at a point which forms the northwest corner of Tract 41 of the City of Alki Heights as recorded in plat book No. 19, page 116, King County Records, Washington, said point being at the center line of W. 34th Ave. S. and running thence N. 00° 49' 35" W., the distance of said tract, measured on the curve of a curve on the left hand radius of 300 feet, a distance of 260.54 feet, thence E. 00° 53' 38" N. the south line of said tract, a distance of 66.33 feet, to the point of said tract lying within the city limits of Seattle, and thence S. 00° 53' 38" E. along the south line of said tract a distance of 156.70 feet to the point of said tract lying within the city limits of Seattle, thence N. 11° 24' 01" W., 68.76 feet to the place of beginning. Being all of Tract 41, described except the part therein except that part so designated by Ord. No. 94358 for the extension of Alki Ave.

All distances are as shown on this plot in feet.

PERJURY

Know all men by these presents that F.S. Williams and Mary D. Williams, his wife, owners in the said plot, hereby desire to designate the point and line of the public highway and street, and all the streets shown on this plat. All proprietors of real property thereon are hereby charged with the obligation to make all necessary steps for the protection of the highway and property thereon.

In witness whereof F.S. Williams and Mary D. Williams, his wife, have hereunto set their hands and seals this 15th day of August, 1916.

F. S. Williams
Mary D. Williams

ACKNOWLEDGMENT

State of Washington
County of King
I hereby certify that on this 15th day of August, 1916, before me, the undersigned, a Notary Public in and for the State of Washington and within and for the City of Seattle, in the State of Washington, personally appeared F. S. Williams and Mary D. Williams, proprietors of the real estate and property described in the notice, and that they acknowledged the instrument and acknowledged to me that they had voluntarily executed the same and that they voluntarily did and decl. for the use and purposes therein mentioned.

In witness whereof I hereunto set my hand and affixed my official seal this 15th day of August, 1916.

Irvio E. De Roy
Notary Public for the State of Washington, County of Seattle.

Exhibited and approved this 15th day of August, 1916.

A. H. Dinneen
City Engineer

Approved by the Mayor and the City Council of the City of Seattle, at a meeting held this 15th day of August, 1916.

Att'x: W. W. Garrell
G. C. Gill
Mayor

by T. H. S. Deputy

1078427
Filed for record at the request of City Engineer, Aug. 17, 1916, at 1 p.m., 3rd Plt., page 12, Records of King County.