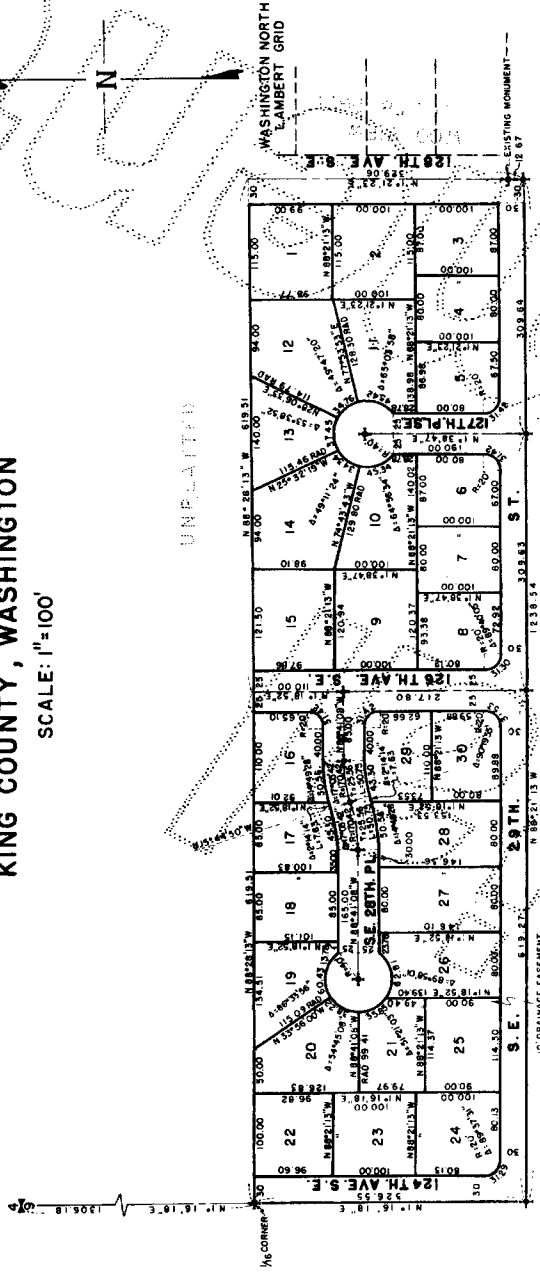


4906743

# MANOR CREST SECTION 9, TWP. 24N, R5E, W.M. KING COUNTY, WASHINGTON

SCALE: 1"=100'



### DESCRIPTION

This PLAT OF MANOR CREST embraces the following:  
 The N 1/2 of the N 1/2 of the SW 1/4 of the NE 1/4 of Section 9,  
 Township 24 N., Range 5 E., W. 1/2 W.  
 Less the east 378' for road

### RESTRICTIONS.

"No lot or portion of a lot in this Plat shall be divided and sold or resold,  
 or ownership changed or transferred whereby the ownership of any  
 portion of this plat shall be less than the area required for the use district  
 in which located."

### APPROVALS

Examined and approved this 1 day of May A.D., 1958  
*[Signature]*  
 County Road Engineer

I hereby certify that the within PLAT OF MANOR CREST is duly approved  
 by the King County Planning Commission this 22 day of MAY A.D., 1958.

*[Signature]*  
 Chairman  
*[Signature]*  
 Secretary  
*[Signature]*  
 Planning Officer

Examined and approved this 1 day of \_\_\_\_\_ A.D., 1958  
 Chairman, Board of County Commissioners

Attest:  
 Clerk, Board of County Commissioners  
 Filed for record at the request of the King County Commissioners  
 this 10 day of June A.D., 1958 at 2:00 minutes past 2 P.M.  
 and recorded in Volume 42 of Plats, Page 31. Records of  
 King County, Washington.  
*[Signature]*  
 County Auditor

I hereby certify that all property taxes are paid. There are no delinquent  
 special assessments and all special assessment on any of the property  
 herein contained dedicated as streets, alleys, or for other public use are  
 paid in full. This 3 day of June, 1958.  
 A. A. Tremper  
 King County Treasurer

### ENGINEER'S CERTIFICATE

I hereby certify that the plat of MANOR CREST is based upon an actual survey  
 and subdivision of Section 9, Twp. 24 N., R. 5 E., W. 1/2 W., that the curves and distances  
 are shown correctly thereon, that the monuments have been set and the lot and block  
 center, stake correctly of the ground, and I have fully complied with the provisions  
 of the statutes and existing regulations.  
 Howard T. Haxton, B.S. Associates  
 Consulting Engineers

*[Signature]*  
 Professional Engineer and Surveyor  
 No. 12345, State of Washington

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned  
 owners in fee simple of the land hereby platted, hereby declare this plat  
 and dedicate to the use of the public for the use of all streets and avenues and  
 easements shown thereon and the use thereof for all public purposes not  
 inconsistent with the use thereof for public highway purposes also the  
 right to make all necessary signs for cars and trucks upon the lots and  
 blocks shown on this plat in the original reasonable grading of the  
 streets and avenues shown hereon.

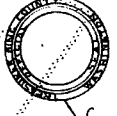
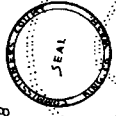
IN WITNESS WHEREOF we have hereunto set our hands and seals  
 this 14 day of APRIL, 1958:

*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*

### ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 COUNTY OF KING )  
 I, \_\_\_\_\_, do hereby certify that on this 14 day of APRIL, 1958  
 before me, the undersigned a NOTARY PUBLIC, personally appeared  
 H. Milton Dixon and Jeanne Dixon, his wife, H. A. Iverson and  
 Gudrun Iverson, his wife, Glen B. Draves and Ada V. Draves,  
 his wife, L. B. Tolterson and Jane Tolterson, his wife, and  
 to be the legal owners of the land therein described, and  
 voluntarily and lawfully signed and sealed the same as their  
 voluntary act and deed for the uses and purposes therein mentioned.  
 WITNESS my hand and official seal the day and year first above written

*[Signature]*  
 NOTARY PUBLIC in and for the State  
 of Washington residing at Seattle



DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That, GLADYS W. CORLEY, a widow, does hereby declare that the following Protective Restrictions as established pertaining to all of the property located in King County, described as follows:

Lots 1 through 30 of Manor Crest as per plat recorded in Volume 60 of plats on page 31, records of King County, Washington

1. All of the lots in said tract shall be known and described as residential lots.
2. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling not to exceed one and one-half story in height, and when provided, one private garage for not more than two cars in architecture harmonious with dwelling. The ground floor area of the main structure exclusive of open porches and garages, shall not be less than 800 square feet.
3. Residential structures shall be used for residential purposes only.
4. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. The architectural control committee is composed of Stanly W. Donogh, Jr., George W. Corley, and Vincent P. DeDonato. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.
5. No dwelling shall be permitted on any lot at a total sales value, including lot, of less than \$12,500, based upon values prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum permitted dwelling size.
6. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines, if any, shown on the recorded plat. In any event, no building shall be located on any lot nearer than 15 feet to the front lot lines, or nearer than 15 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a detached garage located 10 feet behind the rear of the main dwelling. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building or a lot to encroach upon another lot.
7. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 7200 square feet.
8. No sign of any kind shall be displayed to the public view on any residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

Rec 1-12-60

9. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

10. No trailer, basement, tent, shack, garage, barn or other outbuilding on a residential lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

11. Any dwelling or structure erected or placed on any residential lot shall be completed as to external appearance, including finished painting, within eight months from the date of commencement of construction and shall be connected to septic tank or public sewer. Until public sewers are available, all sewage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington.

12. All lots shall be kept clear of growth that may be or might become objectionable to owners of other residential lots.

13. Owners or occupants of lots shall not allow the accumulation of rubbish or garbage upon their lots. Owners shall provide for the removal of garbage at least once each week.

14. No fence, wall or hedge, except a necessary retaining wall, shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line.

15. No live poultry or animals shall be permitted on said property other than song birds, dogs or cats as household pets.

THESE COVENANTS are to run with the land and shall be binding on the undersigned corporations and all persons claiming under it until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any lot or lots to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so, or to recover damages or other dues for each violation. The undersigned shall not be obligated to enforce any of the terms of this Agreement and all instruments of Conveyance executed by the undersigned with respect to any lot or lots shall be deemed subject to the covenants as herein set forth, and the undersigned shall not become or be liable for breach of said covenants by any other than itself.

Every person who by deed becomes a grantee of any of said property or who by contract agrees to purchase or lease any of said property shall be deemed to have made and accepted such deed, contract or lease subject to all restrictions, conditions, covenants and reservations herein stated; and their respective heirs, executors, administrators, representatives, successors, and assignees shall be bound by all of the provisions of this instrument to the full and same extent as the original grantee, purchaser or lessee.

The invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions herein, which shall remain in full force and effect.

In witness whereof the undersigned corporations and individuals have caused this instrument to be executed by the duly authorized officers on this \_\_\_\_\_ Day of \_\_\_\_\_ 19\_\_\_\_.

5120309

Galen B. Draves  
Galen B. Draves

Ada V. Draves  
Ada V. Draves

H. Milton Dixon  
H. Milton Dixon

Jeanne Dixon  
Jeanne Dixon

Iver M. Gilbert  
Iver M. Gilbert

Clare M. Gilbert  
Clare M. Gilbert

Gudrun P. Iverson, executrix of the estate of Hans Albert Iverson, deceased.

L. P. Tollefson  
L. P. Tollefson

Jane Tollefson  
Jane Tollefson

Gladys W. Corley  
Gladys W. Corley

Franklin W. White, President  
CORLEY MORTGAGE COMPANY, INC.  
CORLEY MORTGAGE COMPANY, INC.

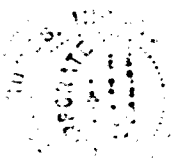
By: Franklin W. White, President

By: Yvonne G. Romano

PINECREST HOMES, INC.

By: Marie Frank, Asst. Secy.

By: Lewis W. Nollette, Secy-Treas.



STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 2<sup>nd</sup> day of Jan 1960, personally appeared before me GALEN S. DRAVES and ADA V. DRAVES to me known to be the individuals described in and who executed the foregoing instrument, and acknowledge that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first above written



Galen S. Draves  
Notary Public in and for the State of  
Washington, residing at Levitt

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 8<sup>th</sup> day of January 1960, personally appeared before me H. MILTON DIXON and JEANNE DIXON to me known to be the individuals described in and who executed the foregoing instrument, and acknowledge that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first above written.



Helen M. Bunker  
Notary Public in and for the State of  
Washington, residing at Little

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 4 day of Jan 1960, personally appeared before me IVER M. GILBERT and CLARE M. GILBERT to me known to be the individuals described in and who executed the foregoing instrument, and acknowledge that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first above written.



Iver M. Gilbert  
Notary Public in and for the State of  
Washington, residing at Little

STATE OF WASHINGTON )  
COUNTY OF KING ) ss

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 7 day of January 1960, personally appeared before me L. P. TOLLEFSON and JANE TOLLEFSON to me known to be the individuals described in and who executed the foregoing instrument, and acknowledge that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first above written.



L. P. Tollefson  
Notary Public in and for the State of Washington, residing at 1414 1/2 Ave. N.

STATE OF WASHINGTON )  
COUNTY OF KING ) ss

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 16 day of June 1960, personally appeared before me GLADYS W. CORLEY to me known to be the individual described in and who executed the foregoing instrument, and acknowledge that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first above written.

V. R. DeMatto  
Notary Public in and for the State of Washington, residing at 1414 1/2 Ave. N.

STATE OF WASHINGTON )  
COUNTY OF KING ) ss

On this 16 day of June, 1960 before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally appeared FRANKLIN W. WHITE and VINCENT P. DeDONATO, to me known to be the President and the Vice President, respectively, of CORLEY MORTGAGE COMPANY, INC. 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.

V. R. DeMatto  
Notary Public in and for the State of Washington, Residing at 1414 1/2 Ave. N.

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

On this 4th day of January, 1960 before me, the undersigned a notary public in and for the State of Washington, duly commissioned and sworn personally appeared MARIE FRANK and LEWIS W. NOLLETTE, to me known to be the Assistant Secretary and Secretary-Treasurer, respectively, of FINECREST HOMES, INC., 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.



Mary Laurel  
Notary Public in and for the State of Washington, residing at 1212 1/2

STATE OF WASHINGTON )

STATE OF WASHINGTON )  
County of KING )

On this 8th day of January, A. D. 1960, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared GUDRUN P. IVERSON

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her 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.



Notary Public in and for the State of Washington  
residing at Bellevue

(Acknowledgment by Individual. Washington Title Insurance Company. Form L 28)