

8-6-1948

City View Addition Warranty Deed for Block 2, Lot 20 and 21

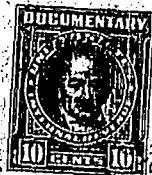
Spokane County (Wash.). Auditor's Office

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WARRANTY DEED

THE GRANTORS, H. PHILLIPS LOWRY and BERNEICE W. LOWRY, husband and wife,
of Spokane, County of Spokane, State of Washington, for and in consideration of
One Thousand Dollars (\$1,000.00) in hand paid, convey and warrant to GEORGE E.
WINKELS, husband of JUNE C. WINKELS, the following described real estate, sit-
uated in the County of Spokane, State of Washington:

Lots Twenty (20) and Twenty-one (21) in Block Two (2)
of CITY VIEW ADDITION to Spokane Falls, now Spokane,
according to the recorded plat thereof,
subject to 1947 taxes.

This conveyance is made subject to the following protective and restrict-
ive covenants which shall run with the land and be binding on the parties hereto
and on all persons claiming under them:

- (1) Said lots shall be used for residential purposes only.
- (2) Any structure erected thereon shall comply with all of the
building codes and regulations of the City of Spokane and of
any agency thereof and shall cost not less than Four Thousand
Five Hundred Dollars (\$4,500.00).
- (3) No person of any race other than the Caucasian race shall use
or occupy any building or any part thereof on said lot, except
that this covenant shall not prevent occupancy by domestic
servants of another race domiciled with an owner or tenant.
- (4) These covenants may be enforced by the grantors or by any
grantee, immediate or remote, of any property in said CITY
VIEW ADDITION, or of ALBION HEIGHTS ADDITION to Spokane Falls,
now Spokane, Spokane County, Washington, conveyed by grantors
with similar covenants. Invalidity of any of said covenants
by Court judgment or order shall in no wise affect any of the
other of them, or any provisions thereof, which shall remain
in full force and effect.

DATED this 10th day of December, 1946.

H. Phillips Lowry (SEAL)

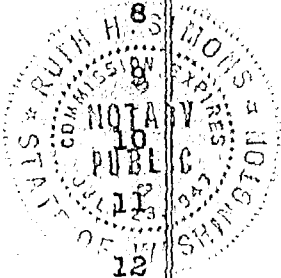
Berneice W. Lowry (SEAL)

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss.

I, the undersigned, a Notary Public in and for the above named County and

1 State, do hereby certify that on this 10th day of December, 1946, personally
2 appeared before me H. PHILLIPS LOWRY and BERNEICE W. LOWRY, husband and wife,
3 to me known to be the individuals described in and who executed the within
4 instrument, and acknowledged that they signed and sealed the same as their
5 free and voluntary act and deed, for the uses and purposes therein mentioned.

6 GIVEN under my hand and official seal the day and year last above
7 writte



Ruth H. Simons
Notary Public in and for the State
of Washington, residing at Spokane.

2:01 PM
FILED FOR RECORD AUG 6 1948 AT 2:01 PM
REQUEST OF GRANTEE
FRANK J. GLOVER SPOKANE COUNTY AUDITOR