

8-28-1948

Tract 15 Warranty Deed for Block Tract 15, Lot 1

Spokane County (Wash.). Auditor's Office

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WARRANTY DEED

FILED FOR RECORD AUG 23 1948 AT 10:11 AM

REQUEST OF SPOKANE TITLE CO.

FRANK J. GLOVER, SPOKANE COUNTY AUDITOR
husband and wa fe,

The Grantor CLYDE H. JONES, and ALBERTA M. JONES,

of Spokane County of Spokane State of Washington
for and in consideration of One dollar and other good and valuable consideration Res. Tax.
in hand paid, convey and warrant to

ROBERT E. GRADY and INGRID ELANORE GRADY, husband and wife,

the following described real estate, situated in the County of Spokane State of Washington:

The East 80 feet of the West 160 feet of the North 1/2 of the Northeast 1/4 of Tract 15, also the East 80 feet of the West 160 feet of the North 6 feet of the South 1/2 of the Northeast 1/4 of Tract 15 of Opportunity, County of Spokane, State of Washington.

SUBJECT TO provisions of record pertaining to the furnishing of water and electricity with the Modern Electric Water Company. ALSO subject to (A) This lot shall be known and described as a residential lot. No structure shall be erected, altered, placed or permitted to remain upon any portion of said tract other than one detached single family dwelling and a private garage and small family chicken house. It is understood that no other livestock will be permitted to be kept permanently upon this tract. (B) No building shall be erected upon this lot nearer than 40 ft. from the front lot line nor nearer than 10 ft. to any side line. (C) None but new buildings shall be permitted to be placed on this lot. (D) No noxious or offensive trade or activity shall be carried on upon this lot or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. (E) No person of any race other than the white race shall use or occupy any building upon these premises, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with owner or tenant. (F) No trailer, basement, tent, shack, garage, or outbuilding erected upon said premises 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. (G) No old buildings are to be permitted to be moved upon this lot. (H) Any dwelling or structure erected or placed on this lot shall be completed as to external appearance including finish and painting within six months from date of

Dated this 15th day of February 19 47 commencement of construction.

Clyde H Jones [Seal]
Alberta M Jones [Seal]



STATE OF WASHINGTON, }
County of Spokane } ss.

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 15th day of February 19 47 personally appeared before me

CLYDE H. JONES and ALBERTA M. JONES, husband and wife,

to me known to be the individual described in and who executed the within instrument, and acknowledged 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 last above written.



Clyde H Jones Jr
Notary Public for State of Washington,
Residing at Dishman, Washington

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